

Resolution House, Lake View, Seamer, Scarborough North Yorkshire, YO11 3ZB

For Sale/To Let

- High Specification Headquarters Office Building
- Approx 50,073 sqft GIA (4,651.9 sqm)
- Approx 4.25 acres (1.83 Ha)

FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS

FM

For Sale/To Let

01937 918 088

fordymarshall.com

FM
Fordy Marshall
LAND & PROPERTY CONSULTANTS

EXECUTIVE SUMMARY

- HQ Office facility extending to approx 43,357 sqft (4,027.96 sqm) NIA and 50,073 sqft (4,651.9 sqm) GIA
- Planning consents to further develop additional 50,000 sqft (4,645 sqm)
- Excellent Energy Efficiency with EPC Rating A
- Highly prominent site on busy A64 at entrance to Scarborough Business Park
- Opposite Morrisons Supermarket and Drive Thru restaurants. Gateway to Scarborough.
- Over 150 car spaces and landscaped grounds offering expansion space
- Overall site area of 4.25 acres (1.72 ha)
- Offered For Sale Freehold or To Let as a whole
- Other nearby large employers include the McCain, Plaxtons, and recently developed new factory for Schneider Electric



For Sale/To Let

01937 918 088

fordymarshall.com

FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS

LOCATION

The property is located on the south side of the North Yorkshire coastal town of Scarborough known by many as a tourist destination, Scarborough also has an extensive business and employment base, most of which is located in the close vicinity of the subject property at Eastfield/Seamer.

The property overlooks the A64 which provides direct access to the town centre and connects through to York in the southwest. There is also easy access to the property via rail with the Seamer Railway Station lying approximately quarter of a mile to the north of the property. This railway station offers connections to York via Malton and the East Coast Mainline.

The nearest airports are at Leeds -Bradford, Teesside and Humberside all of which are within approx 90 minute drive away from the Property.



For Sale/To Let

01937 918 088

fordymarshall.com

FM
Fordy Marshall
LAND & PROPERTY CONSULTANTS



For Sale/To Let

01937 918 088

fordymarshall.com

FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS

GENERAL OVERVIEW

The property comprises a substantial detached office building, constructed in 2002 as the new HQ for Scarborough Building Society. It was refurbished in 2017 prior to the occupation by Sirius Minerals and those works included a wholesale renewal and installation of new air handling and cooling equipment.

The property provides accommodation over ground, first and second floors with plant room at third floor. It sits in extensive grounds in a prominent position at the southern gateway to the town centre and Scarborough Business Park.

The property is constructed of part brick and part block work with aluminium framed double-glazed fenestration throughout under a part flat and part mono-pitched steel-clad roofing system. Internally the office space is fitted out to a high specification offering a variety of open plan and individual office suites.

The principal specification points are highlighted below:

- Spacious reception area with security entrance swipe system.
- 2 x 13 person Kone passenger lifts.
- Double glazing with internal blinds
- LED lighting throughout principal areas
- Air Conditioning/Comfort cooling throughout, with 2 zones per floor and additional air conditioning to the Comms and IT rooms.
- Fully accessed raised floors.

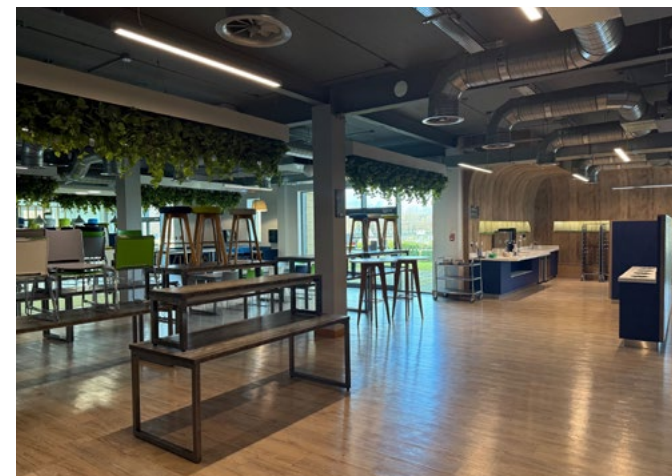
- Fully equipped restaurant / canteen with kitchen and server. Gymnasium with adjoining changing and showering facilities. Built in conferencing facilities.
- Dedicated training/breakout areas.
- Chief Executive suite with shower and adjoining board room with kitchen.
- Secure deeds room with document storage and racking system.

The property has a sophisticated plant room at third floor with access to the roof void where much of the air conditioning and condensing plant is positioned.

Externally there is a tarmac covered car park with a capacity for approx. 153 car spaces.

SITE AREA

Our understanding of the Property ownership boundary is as shown on the OS Promap Plan, outlined in red. The total site area is approx. 4.25 acres (1.72 ha).



For Sale/To Let

01937 918 088

fordymarshall.com

FM
Fordy Marshall

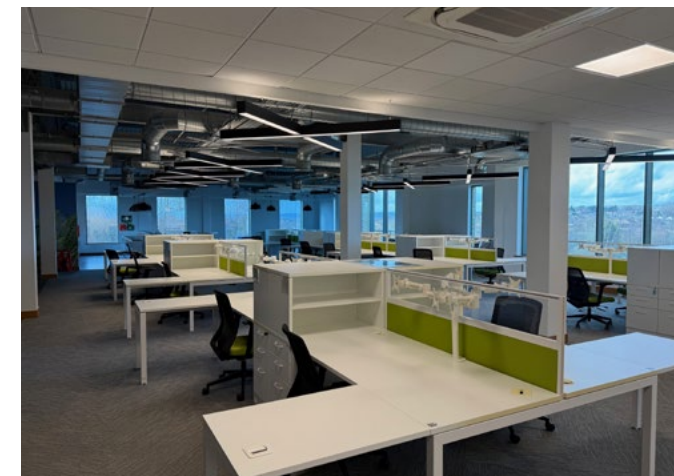
LAND & PROPERTY CONSULTANTS

CURRENT LAYOUT

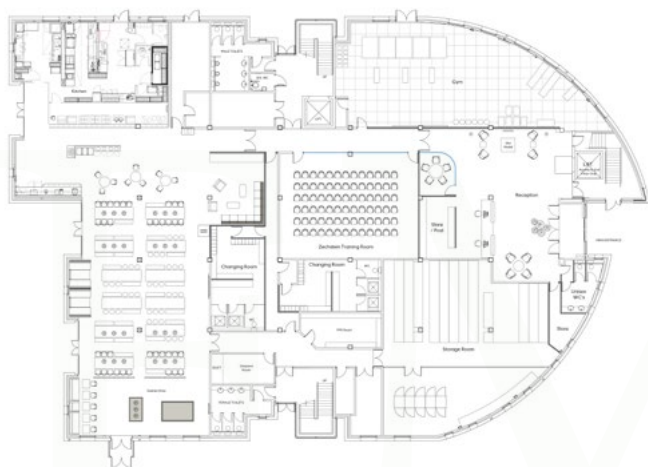
The following floor plans are given for indicative purposes showing the approximate current layout within the premises. (Not to scale).

For further plans please contact the agents. Briefly the layout is as follows:

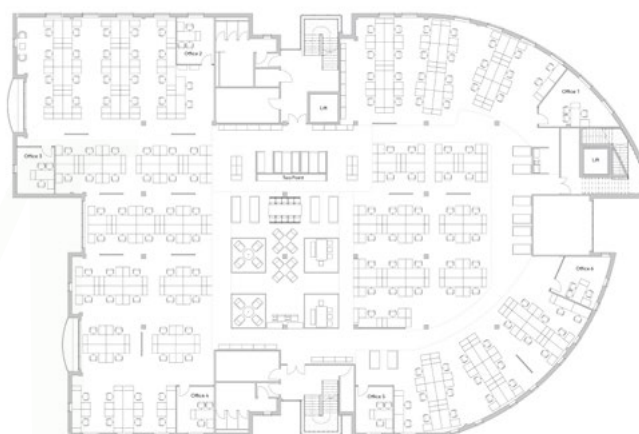
- Ground Floor: Entrance foyer with security barriers, offices, staff gymnasium, staff canteen/café, fully fitted catering kitchen and support facilities, changing rooms, Wc's, Medical Room, document storage room.
- First Floor: Mix of open plan and partitioned offices, kitchen area and staff break out areas.
- Second Floor: Mix of open plan and partitioned offices, suite of meeting rooms, Director's office with WC and kitchen, Main Boardroom



Ground Floor



First Floor



Second Floor



For Sale/To Let

01937 918 088

fordymarshall.com

FM
Fordy Marshall
LAND & PROPERTY CONSULTANTS

SCHEDULE OF FLOOR AREAS

Approximate Gross Internal Areas

Floor	Sqft	Sqm
Ground	16,910	1,570.98
First	16,663	1,548.03
Second	16,500	1,532.89
Total	50,073	4,651.90

Approximate Net Internal Areas (Taken from Architects Floor Plans)

Floor	Sqft	Sqm
Ground	14,482	1,345.41
First	14,476	1,344.85
Second	14,399	1,337.70
Total	43,357	4,027.96

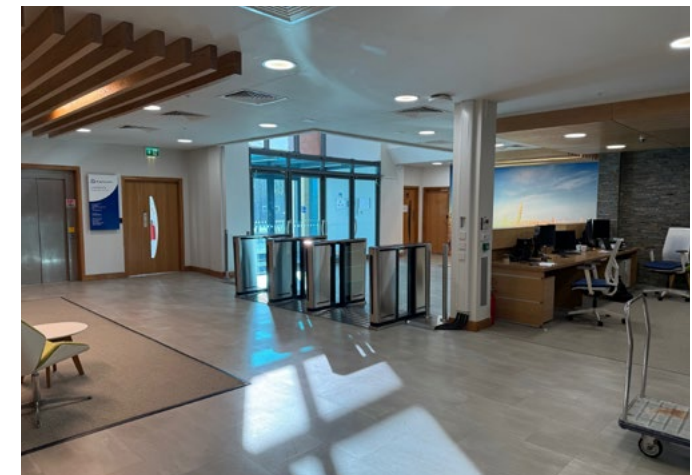
TENURE

The property is registered freehold with Title Number NYK249498.

BUSINESS RATES ASSESSMENTS

The property is listed in the Business Rates register with the following Rateable Value:

Description	Effective Date	RV
Resolution House, Lake View, Eastfield, Scarborough	1st April 2023	£272,500



FM

For Sale/To Let

01937 918 088

fordymarshall.com

FM
Fordy Marshall

LAND & PROPERTY CONSULTANTS

PLANNING / DEVELOPMENT CONSIDERATIONS

The property has an established use for B1(offices). We consider there may be scope to pursue alternative uses and/or partial or additional development within the site area. Interested parties are advised to make their own enquiries of North Yorkshire Council Planning Department.

From review of the Planning Portal, recent planning history includes the following:

Planning Ref: 00/00909/FL – Detailed Planning granted 19th December 2000 for: 'Revised proposal for office development (Phase 1 & 2) with associated car parking'

This we believe is the consent, which was ultimately implemented, but only the Phase 1 element of the scheme was constructed. This leaves the Phase 2 elements, which comprise two 3 storey extension wings to the east and west of the main building, extending to a further 25,000 sqft per wing (i.e. 50,000 sqft in total), this would also include the extension of the car parking area to include additional car parking spaces to a combined total of 261 spaces.

In terms of alternative use and reference to Local Plan Policy, the previous Scarborough Local Plan (adopted 2017) was in the process of a review, and that has now halted, with Scarborough now forming part of North Yorkshire Council. The result is that planning policy will now be set out within the emerging new NY Council Local Plan, and as governed by National Planning Policy via the new NPPF. Reference would be taken to the previous Local Plan and National policy in the event of any new application being made.

TERMS

The property is available for sale freehold,. Quoting price on application. Alternatively our clients will consider leasing the property, on terms to be agreed.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT, unless expressly stated otherwise.

LEGAL COST

Each party to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

The Property has been assessed for Energy Performance and has an excellent A Rating with certificate number: 4394-1322-2843-4054-2950.

FURTHER INFORMATION

To discuss the opportunity please contact the Agent:

Fordy Marshall

Contact: Christopher Fordy

T: 07809 202 300

E: christopherfordy@fordymarshall.com

www.fordymarshall.com

Marketing Particulars Prepared: October 2025

Energy performance certificate (EPC)

Resolution House Lake View Eastfield SCARBOROUGH YO11 3ZB	Energy rating A	Valid until: 22 October 2035 Certificate number: 4394-1322-2843-4054-2950
---	---------------------------	--

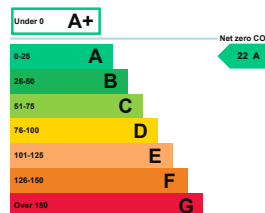
Property type	Offices and Workshop Businesses
Total floor area	4,835 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

9 A

If typical of the existing stock

35 B

If you require this publication in an alternative format, please contact Fordy Marshall Ltd on 01937 918 088. **IMPORTANT NOTICE** Fordy Marshall Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. Prospective purchasers and lessors ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details given are given in good faith, and are believed to be correct, but any intending purchasers or lessors should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Fordy Marshall Ltd has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fordy Marshall Ltd, nor enter into any contract on behalf of the vendor or lessor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let, or withdrawn. **MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. No Services have been tested. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.