



Fairfield Way, Whitby, YO22

**Guide Price £850,000**

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- Spacious workshop space of 9,257 sq ft
- This rear car parking area once had planning permission passed to build a further 5,823 sq ft of workshop space
- Versatile layout and prime location, this should be high up on any investors list
- Illuminated by energy-efficient LED high bay lighting

Introducing 20 Fairfield Way – a rare gem nestled within the heart of the industrial landscape, brought to you by Hendersons. This commercial unit stands on its own, just off the main industrial estate, offering a versatile space that meets the demands of a manufacturing or processing business. There would be the possibility to split the unit into smaller industrial units subject to the necessary permissions.

This industrial unit boasts a glass fronted reception area and the warehouse/manufacturing space behind it. Overhead, a profiled insulated metal sheet roof stands, offering protection and security against the elements.

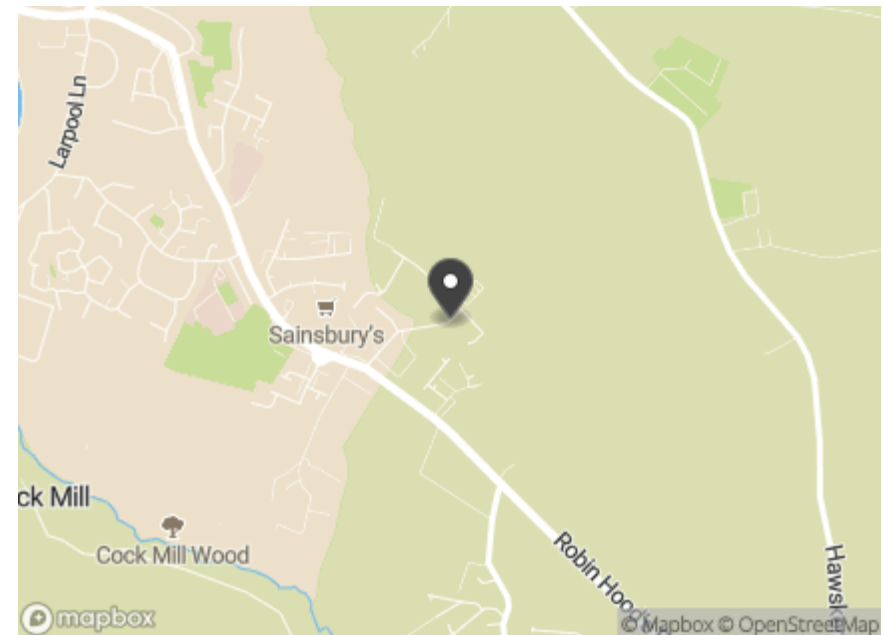
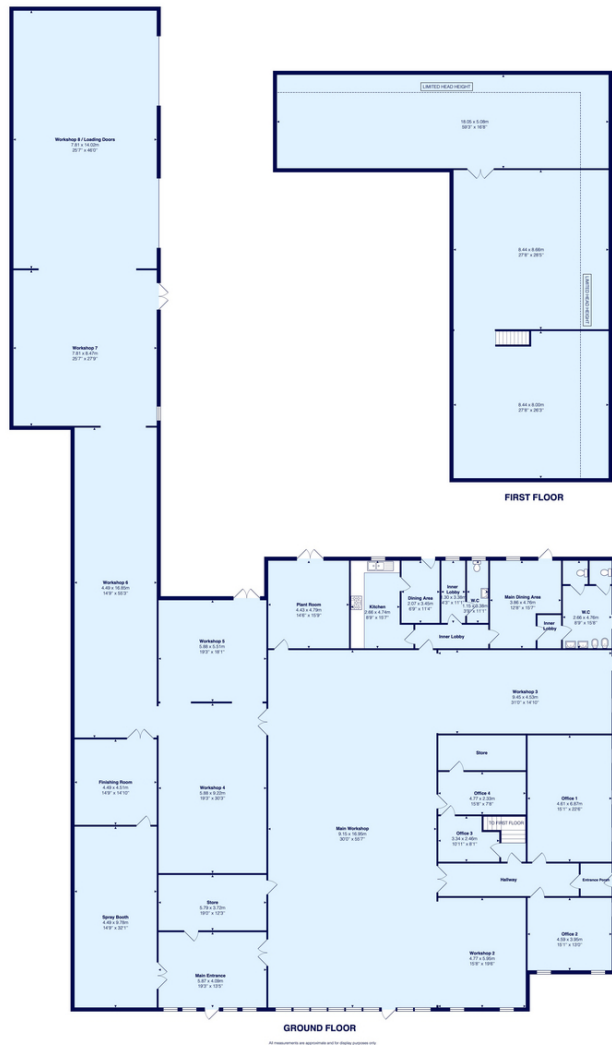
Divided into several workshop areas, the warehouse seamlessly integrates ground floor offices, kitchen and storage rooms. Illuminated by energy-efficient LED high bay lighting, while a convenient roller shutter doors at the rear of the building are great for loading off the main carpark area.

On the ground floor you have a modern office and showroom area. Through into the main factory floor, where you have several large workshops, here, staff facilities, including WC and disabled WC, provide convenience and accessibility.

At the rear of the unit you will find a large parking area and storage containers.







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