

YORK ROAD INDUSTRIAL ESTATE MALTON North Yorkshire



Excellent self-contained industrial/warehouse unit with offices

- Versatile business space
- 403.04 sq m (4,336.71 sq ft)
- Ideal for a range of uses
- Sought after business location
- Walking distance to town centre and railway station
- Almost immediate access to A64

TO LET

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCATION

This property is situated on Derwent Road on the York Road Industrial Estate, Malton.

The Estate is very prominently situated between the A64 dual carriageway and Malton town centre. As well as the excellent road links there are superb public transport connections. Malton train and bus stations are nearby. The train station is on the Trans Pennine link providing direct access to York, Scarborough, Leeds, Manchester (incl. Airport) and Liverpool. The Coastliner bus route provides services to the Yorkshire coastal towns, York and Leeds.

York Road Industrial Estate is the main industrial estate for Malton and the whole of Ryedale and comprises a wide range of office, industrial and showroom businesses.

DESCRIPTION

The property forms the main part of a purpose-built industrial unit of steel portal frame construction, which is clad with cavity brick and double-skin insulated metal elevations with a pitched metal roof.

Internally, to the front and side of the property there are offices with independent access, which provide 3 and 2 office rooms respectively each having their own fitted kitchen and WC facilities.

Both office areas provide access to the main workshop/storage area which has electronically operated roller shutter loading access from the front and side yards. The unit has a solid concrete floor.

Exterior

To the front of the property, there is a tarmac laid parking area forecourt. To the side there is an enclosed loading yard that is also laid with tarmac. We can offer 6 car spaces with the property.

FLOOR AREAS

| | | |
|-----------------------------|------------|--------------|
| Front reception/office area | 26.95 sq m | (290 sq ft) |
| Office 2 | 20.35 sq m | (219 sq.ft) |
| Office 3 | 7.7 sq m | (83 sq.ft.) |
| Rear Office 1 | 35.87 sq m | (386 sq.ft.) |

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| | | |
|--------------------|--------------------|-------------------------|
| Office 2 | 31.97 sq m | (344 sq ft) |
| Workshop/Warehouse | 280.2 sq m | (3,015 sq ft) |
| TOTAL | 403.04 sq m | (4,336.71 sq ft) |

SERVICES

The property benefits from mains electricity (including 3-phase), water and drainage.

RENTAL

The commencing rental will be £19,500 per annum exclusive, payable quarterly in advance.

Consideration will be given to the freehold sale of the building. Contact the agent for price details.

RATEABLE VALUE

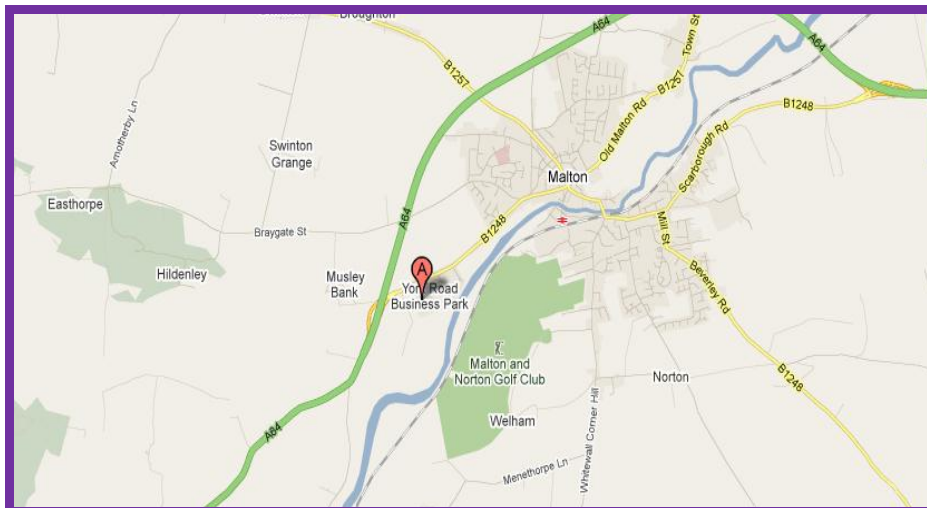
£20,250 (April 2010) subject to the national non domestic rate in the £

LEASE TERMS

The property is available on a new full repairing and insuring lease. The lease length is subject to negotiation.

VIEWING AND FURTHER ENQUIRIES

By prior appointment with the sole agents. Subject to contract November 2011



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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