

**MALTON, NORTH YORKSHIRE**  
**JACKSON'S YARD**  
**SHOWFIELD LANE INDUSTRIAL ESTATE**



**A NEW SELF-CONTAINED BUSINESS/INDUSTRIAL PARK**  
**WITH UNITS TO SUIT SMALL AND MEDIUM SIZED BUSINESSES**

Excellent refurbished industrial premises situated within a secure business complex on Malton's longest established industrial estate

- Ideal for many businesses, incl. trade counter
- Accessible for main roads
- Walking distance from town centre
- Well-configured works complex
- Spacious yard and circulation areas
- Consent for industrial and distribution uses
- Substantial 3 phase electricity supply

Units from 23.23 sq m (250 sqft) up to 576.95 sq m (6,208 sqft) approx

**AVAILABLE ON NEW F.R.I. LEASES**

**MCBEATH PROPERTY CONSULTANCY LIMITED**

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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REGISTERED IN ENGLAND NO. 5491610

**M|P|C**

## LOCATION

The property is situated at Jackson's Yard, a privately owned business complex within Showfield Lane Industrial Estate, Malton's longest established business location.

Showfield Lane is an established industrial and employment area which comprises a range of office industrial and warehousing occupiers including trade counter users.

## DESCRIPTION

A range of predominantly single-storey industrial units of steel portal frame construction, clad with traditional materials. Unit 1 includes a range of very useful office rooms and a showroom. The buildings have solid concrete floors and are provided with loading doors.

## SERVICES

The buildings benefit from all mains services, including a substantial 3-phase electrical supply. The units will be provided with self contained or shared welfare facilities.

## APPROX FLOOR AREAS AND RENTALS

Unit 1a	576.95 sq.m.	(6,208sq.ft)	£25,000 pa
Unit 1b	23.23 sq m	(250 sq.ft)	£2,600 pa
Unit 1c	46.47 sq m	(500 sq.ft)	£3,500 pa
Unit 2	64.03 sq m	(689 sq.ft)	£4,000 pa
Unit 3	135.22 sq m	(1,455 sq.ft)	£7,275 pa
Unit 4	LET	LET	
Unit 5	524.72 sq m	(5,646 sq ft)	£25,000 pa

Units can be combined and/or divided to provide a variety of sizes. Additional items of specification can be accommodated subject to additional rental. An estate charge will be applied for maintenance of common areas etc.

Minor adaptations can be made to suit particular occupiers' needs.

## RATEABLE VALUE

Each unit will be separately assessed for rating purposes.

## FURTHER ENQUIRIES

For viewings and further enquiries please call the sole agents. 01904 692929 or 01653 697767

### PROPERTY MISDESCRIPTIONS ACT 1991

*These Sales Particulars have been carefully prepared and all reasonable efforts have been made to produce them accurately. They are meant to be descriptive and informative within the strictures of the Act.*

### IMPORTANT NOTICE

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