

**YORK ROAD INDUSTRIAL ESTATE
MALTON, NORTH YORKSHIRE**



Well- specified industrial premises with yard on popular industrial and business park

Floor Area 664.13 sq.m. (7,146 sq.ft.)

- Excellent industrial property with a range of features
- Two-storey offices
- 3-phase power
- Inspection pits
- Good-sized yard
- Excellent location close to town and A64
- Extension/development potential

**TO LET
Sale Considered**

MCBEATH PROPERTY CONSULTANCY LIMITED

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

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

M|P|C

LOCATION

The property is situated with frontage to Hertford Way and Seph Way on the York Road Industrial Estate, which is very strategically positioned between the A64 dual carriageway and Malton town centre.

York Road Industrial Estate provides immediate access to the A64 and Malton town centre, which is within walking distance.

The Estate is established as Ryedale's largest and most popular business area, with a wide range of business uses, including office, warehouse, industrial and showroom.

DESCRIPTION

The property comprises a site that is developed with an industrial building of steel portal framed construction, clad with cavity brick and blockwork and insulated double skin metal elevations. The property has an even-pitch roof, which again is clad with double-skin insulated metal decking. The property has a two-storey office facility to the front elevation and the works area is currently partitioned into 3 main areas, including some specific features that are in keeping with its current use, for example vehicle inspection pits.

The property has loading doors to the side elevation, overlooking the yard and a range of other features typically found in industrial buildings:

- Solid concrete flooring
- High bay sodium lighting
- Roller shutter loading doors (electronically-operated)
- Works offices
- Kitchen/W.C. facilities
- Space heating

The main office area includes a reception lobby, reception office and sales offices at ground and first floor, together with storage and w.c. and kitchen facilities.

Externally, the property has a partially concreted yard, with a brick pavior parking area.

FLOOR AREA

The property provides a gross internal floor area of 664.13 sq.m. (7,146 sq.ft.) plus mezzanine areas of 72.4 sq m (779 sq ft)

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.

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SERVICES

The property is connected for mains services, including electricity, water and drainage. There is a central heating system to the main offices and space heating to the main works area, powered by oil.

RATEABLE VALUE

We have made enquiries of the Valuation Office website and understand that the property has a combined current Rateable Value (2010 valuation) of £32,000 which will be subject to the national non-domestic rate in the pound.

ASKING TERMS

The existing property with an appropriate amount of yard area can be made available on a new full repairing and insuring lease at an Asking Rental of

£47,500 per annum.

A sale of the existing property described will be considered at a price to be discussed.

Parties interested in buying the property or renting/buying the whole site should make further enquiries as detailed below.

FURTHER ENQUIRIES AND VIEWING ARRANGEMENTS

Please direct further enquiries to Sole Agents on 01904 692929 / 07725 416002
Viewing should be by prior appointment. *Reference: AMcB/SP Jun-10*

MCBEATH PROPERTY CONSULTANCY LIMITED

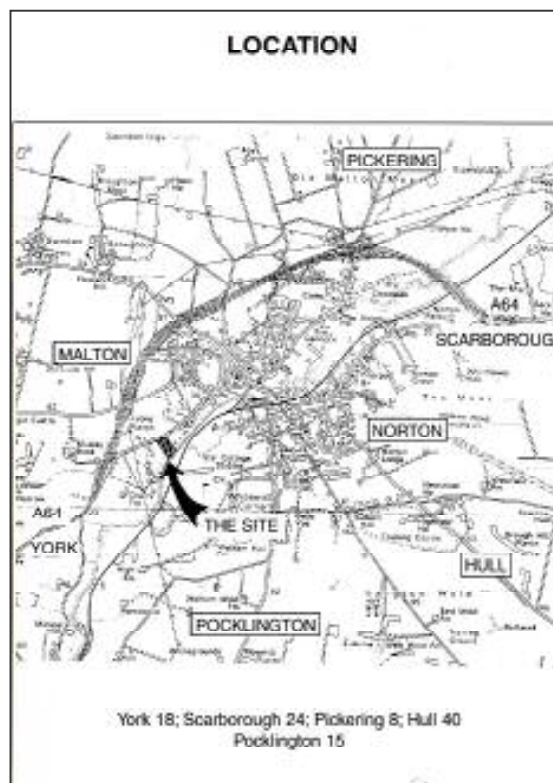
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