

**Excellent Industrial Unit
Westfield Way**

**NORTON GROVE INDUSTRIAL ESTATE
Norton, Malton
North Yorkshire, YO17 9HQ**



INDUSTRIAL UNIT

354.74m² (3,817ft²)

- Recently built property
- Private yard and parking
- Office/showroom
- 3 phase electricity
- Kitchen canteen
- Suitable for range of uses

FOR SALE

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 on the north side of Westfield Way on the Norton Grove Industrial Estate, which lies on the east side of Norton, the sister town of Malton. Access to the unit is via Scarborough Road, Norton, either off the A64 trunk road or through Malton and Norton.

DESCRIPTION

The property comprises a recently constructed detached single storey steel framed building clad with cavity brickwork and insulated double skin cladding to the front elevation and insulated double skin cladding to the other elevations.

Internally the property has a reception and sales office, a fitted kitchen/canteen and W.C.s to front of the property and an open plan works area with a range of excellent features:-

High bay sodium lighting
2 electronically operated roller shutter loading doors
3 phase electricity supply
Inspection pit
Concrete floor

FLOOR AREA (Gross Internal)

354.74m² (3,817ft²)

Additional storage area above office block 51 sq m (549 sq ft)

EXTERNALLY

To the front and side of the building there is a brick pavior laid yard, with a further good sized unmade yard area to the rear of the building.

SERVICES

Mains supplies of water and three phase electricity serve the buildings. Drainage is to the mains system.

USE

The property is currently used as motor mechanics workshop but would lend itself to a wide range of industrial and warehousing uses.

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.

RATEABLE VALUE

We have made enquiries of the VO website but have been unable to establish the rateable value. Interested parties should make their own enquiries.

ASKING PRICE

£275,000

VAT

VAT will be charged at the applicable rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By prior appointment with the sole Agents, ref. AMcB or SP

Subject to Contract June 2010



The subject property is identified as Unit J on the plan. Please note that the plan is for guidance in relation to the location of the subject property only.

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