

Unit 10

NORTON GROVE INDUSTRIAL ESTATE

Norton, Malton
North Yorkshire



REFURBISHED WAREHOUSE/INDUSTRIAL UNIT

2 OFFICES AND SECURE YARD

Appros 278.8m² (3,000ft²)

FOR SALE (Lease Considered)

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.

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LOCATION

The building is situated on Norton Grove Industrial Estate, Norton, Malton. Access to the unit is via Scarborough Road, Norton, either from the upgraded A64 trunk road or through Malton and Norton.

Norton Grove is a well established and popular business location with a number of highly reputable firms including, Malton Bacon Factory, NEACO, AS Supplies, Robson Motors and Ryecat. There have been a number of recent developments including a major project by Cranswick.

DESCRIPTION

Detached single storey steel framed building clad with plastic covered profile steel sheeted, insulated and lined walls and an asbestos insulated and lined roof; with brick offices, a small store and toilets, roof canopy and secure yard enclosed by the buildings and security fencing.

RECENT IMPROVEMENTS

Recent improvements to the property include new fencing, windows / doors, new sodium lighting inside and out and security lights have been fitted.

ACCOMMODATION

Warehouse/Store: Approximate Floor Area 222.9 m² (2,400 ft²)

Office (1)	13.57 sq.m. (146 sq.ft.)
Office (2)	25.7 sq.m. (277 sq.ft.)
Male and Female Toilets	
Store	11.5 sq.m. (124 sq.ft.)

The office block is lined with boarded walls and ceilings and has concrete floors.

EXTERNALLY

To the front of the buildings there is a concrete yard, enclosed by the buildings and a new security fence. To the rear of the office building there is a small enclosed yard.

SERVICES

Mains supplies of water and three phase electricity. The property drains to the mains sewer.

PLANNING

The property is suitable for industrial and storage including B1, B2, B8 categories. It is the responsibility of the prospective purchaser (or tenant) to make appropriate enquiries regarding current and proposed use.

RATING

The property has a Rateable Value of £10,750 which will be subject to the national non-domestic rate in the £.

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ASKING PRICE

£220,000

Lease considered. Details on request

VAT

All figures are quoted exclusive of VAT, which, if applicable will be charged at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs

VIEWING

By appointment with the sole Agent, 01904 692929 or 07725 416002



Subject to Contract February 2013

MCBEATH PROPERTY CONSULTANCY LIMITED

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

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