

**YORK ROAD INDUSTRIAL ESTATE
MALTON
North Yorkshire**



Excellent self-contained industrial/warehouse unit with offices

- Versatile business space
- 635 sq m (6,834 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

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

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

The Estate is very prominently situated between the A64 dual carriageway and Malton town centre.

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 comprises 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 the property is built to provide 2 storey offices. It is also fitted with a mezzanine to provide additional storage and office accommodation.

At ground floor level there are 2 works areas both of which have loading access from the side yard. The unit has a solid concrete floor and a roller shutter loading door provides loading access from the exterior.

The property benefits from W.C.s and a fitted kitchen.

Exterior

To the front of the property, there is a tarmac laid parking area forecourt. To the side and rear there is a good sized enclosed loading yard that is laid with concrete.

SERVICES

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

There is gas heating to the offices.

FLOOR AREAS (GIA)

Ground Floor reception/office area	77.7 sq m	(836 sq.ft.)
First floor Offices	122.03 sq m	(1,313 sq.ft.)
Mezzanine Offices (or Storage)	35.97 sq m	(387 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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Purchasers must satisfy themselves by inspection or otherwise.

Mezzanine Storage	60.04 sq m	(646 sq.ft.)
Main works area (incl full height section)	220.17 sq m	(2,369 sq ft)
Separate Works unit	119.24 sq m	(1,283 sq ft)
TOTAL	635 sq m	(6,834 sq ft)

RENTAL

The commencing rental will be £39,950 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

Interested parties should make their own enquiries in this regard

LEASE TERMS

The property is available on a new lease which will be for a minimum of 3 years. The lease length is subject to negotiation.

The lease will be made on full repairing and insuring terms.

VIEWING AND FURTHER ENQUIRIES

By prior appointment with the sole agents.

MCBEATH PROPERTY CONSULTANCY LIMITED

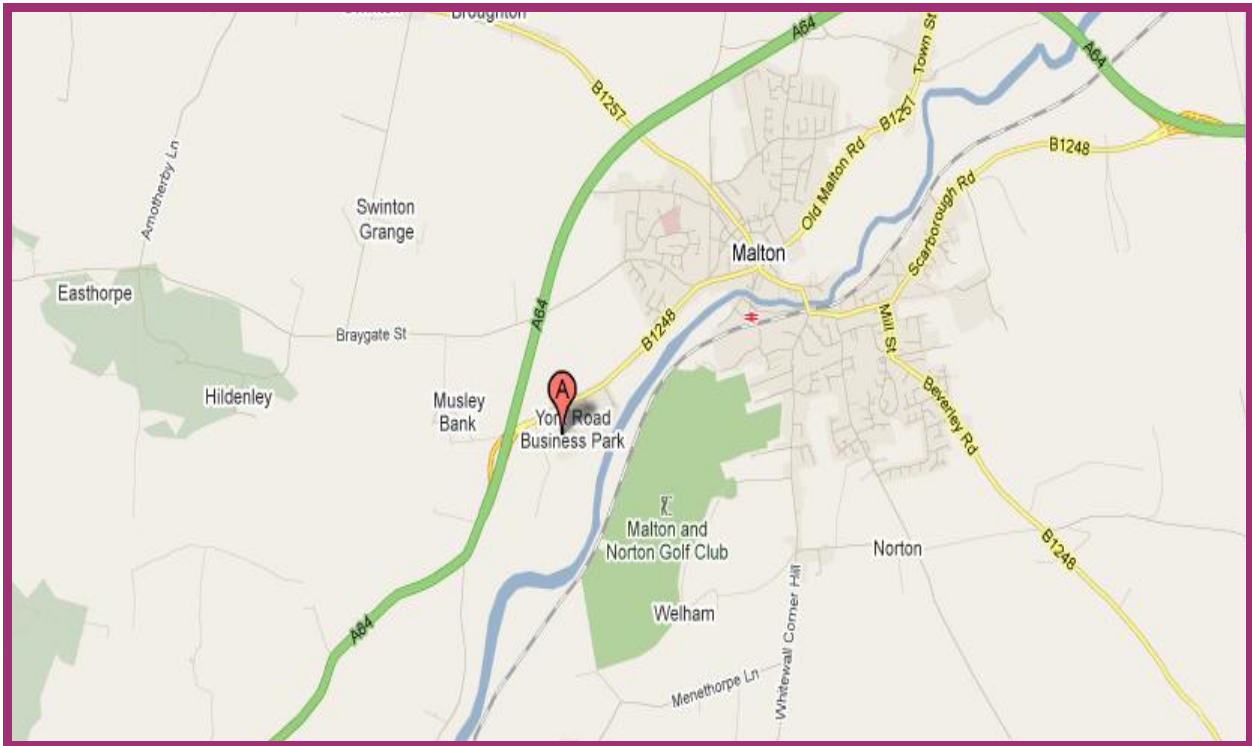
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Subject to contract May 2011

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