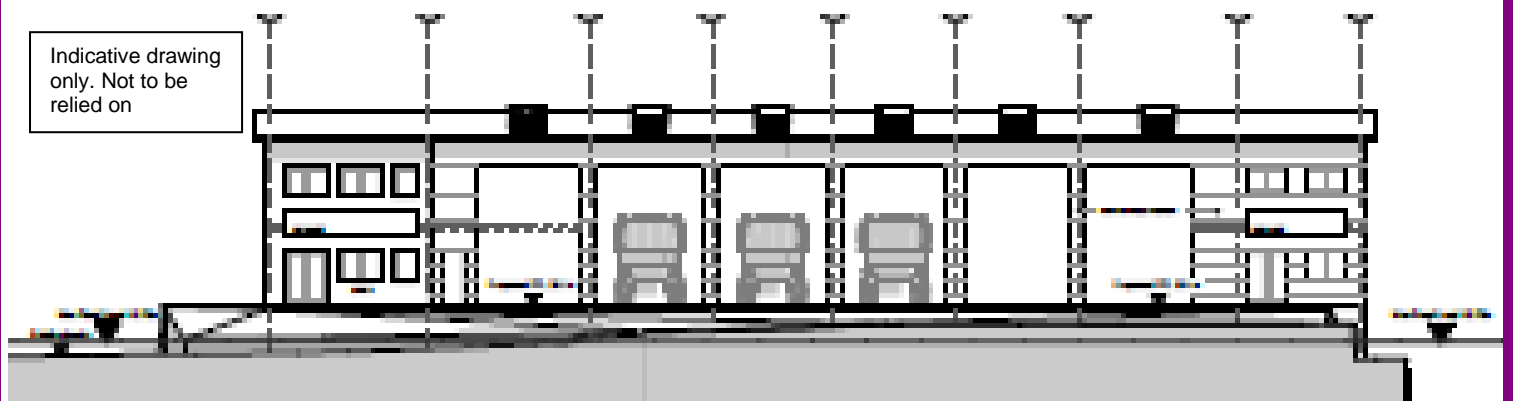


## YORK ROAD INDUSTRIAL ESTATE MALTON, YO17 6YF



Indicative drawing  
only. Not to be  
relied on



Excellent new industrial premises under construction on popular  
industrial and business park

The building can be made available in units from 92.94 sq m (1,000 sq ft)  
Or as a whole (820 sq m) 8,823 sq ft

- Excellent industrial property with a range of features
- 3-phase power
- Good-sized yard
- Excellent location close to town and A64
- Bespoke fit out available to include offices
- Suit industrial and hi-tech businesses

#### 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.

## **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 can be partitioned into smaller self – contained units.

The property has loading doors to the front 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 (if required and by separate agreement)

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 brick pavior parking areas.

## **FLOOR AREA**

The property provides a gross internal floor area of approximately 820 sq.m. (8,823 sqft). Smaller areas from circa 92.94 sq m (1,000 sq ft) can be made available, subject to requirements and status.

## **SERVICES**

The property is connected for mains services, including electricity, water and drainage.

## **RATEABLE VALUE**

**IMPORTANT NOTICE** The unit/s will be separately assessed on completion of build works.

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### **ASKING TERMS**

Asking Rentals will commence from £5.50 per sq ft depending on size and specification of unit.

Consideration will be given to a sale of the unit/s. Further information on application.

### **FURTHER ENQUIRIES AND VIEWING ARRANGEMENTS**

Please direct further enquiries to Sole Agents on 07725 416002 or 01904 692929

Viewing should be by prior appointment. Reference: AMcB *Subject to Contract - 060416*



#### **MCBEATH PROPERTY CONSULTANCY LIMITED**

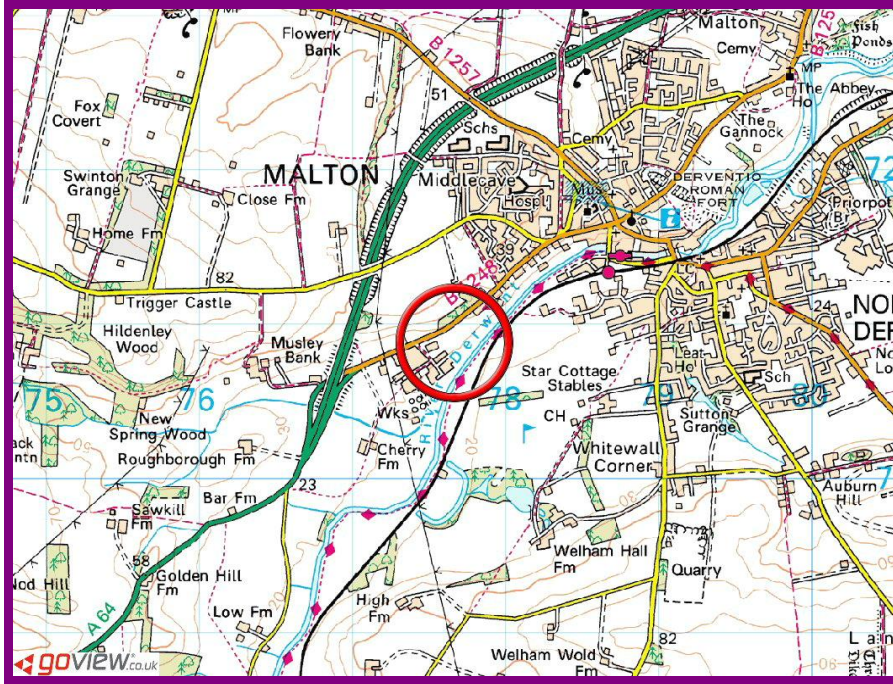
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2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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