

NORTON, MALTON
Unit 2 Westfield Way
NORTON GROVE INDUSTRIAL ESTATE
YO17 9ND



AN EXCELLENT STARTER WORKSHOP
SUITABLE FOR A RANGE OF USES

- Excellent modern buildings
- Open plan layout
- Kitchen/canteen, W.C.
- Loading door
- Fitted lighting and small power
- Dedicated parking spaces
- Ideal for start-ups and established businesses

87.5 sq m (942 sq ft)

TO LET

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.

MCBEATH PROPERTY CONSULTANCY LIMITED

M|P|C

LOCATION

The property is situated on the Norton Grove Industrial Estate which is located to the east of the twin market towns of Malton and Norton, adjacent to the A64 trunk road.

The property is accessed from Westfield Way which connects directly to Scarborough Road which in turn connects to the A64.

Norton town centre is within walking distance.

DESCRIPTION

Brand new portal-framed industrial units built in a terrace of 5 adjoining buildings with a range of modern business features, including:

- Solid concrete floors
- Fully serviced, fitted lighting and small power
- Loading doors
- Tea-point/canteen and W.C.
- Cavity brick and lined metal cladding
- Internal blockwork lining to 2.25m all round, painted
- Dedicated parking spaces

FLOOR AREAS

The property provides a gross internal floor area of approximately

87.5 sq m (942 sq ft)

LEASE TERMS

The property is available on a new FRI lease at a commencing rental of £7,750 per annum.

RATEABLE VALUE

From enquiries made on the VO website we believe the unit has a rateable value of

£6,200

SERVICES

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

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.

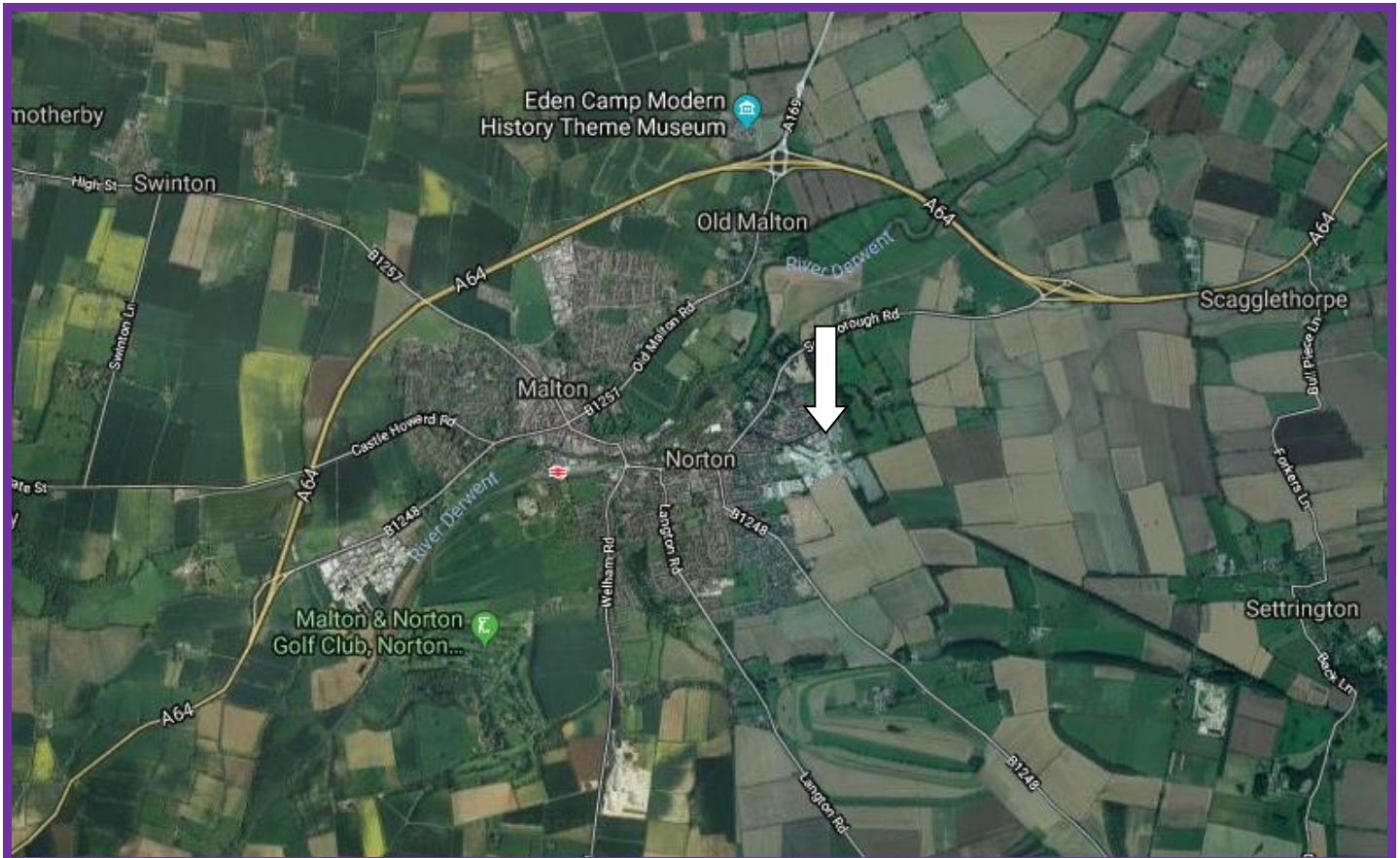
VAT

VAT will be charged at the applicable rate.

VIEWING ARRANGEMENTS AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agents. For further information, including floor plans, please contact the sole Agents on andrew@mcbeathproperty.co.uk or 07725 416002 or 01904 692929

230318 Subject to contract



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



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.

MCBEATH PROPERTY CONSULTANCY LIMITED

M|P|C