

**SWINTON GRANGE
MALTON
NORTH YORKSHIRE YO17 6QR**

Mileages (approx): Malton 2; A64 5; York 17; Scarborough 22



EXCELLENT OFFICE BUILDING TO LET



- **Established Business Location**
- **Stunning Landscaped Setting**
- **Versatile internal layout**
- **Well located for amenities and transport**
- **Suitable for a range of businesses**

4,000 sq ft (372 sq m) approx

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 located in a peaceful rural setting within the spectacular Howardian Hills close to the busy market town of Malton and Castle Howard. The A64 is within easy reach providing excellent road access to York, the A1 and Scarborough. The nearby villages of Swinton and Amotherby provide a range of amenities including pubs, primary school, restaurant and a sports ground. There are excellent bus and rail connections to London and much of the UK in less than 3 hours.

SWINTON GRANGE DESCRIPTION

Swinton Grange is an established and successful business location set in a stunning landscaped environment yet only a short drive from the extensive amenities and facilities of Malton.

The Business Park is already the base for high quality firms such as EFI (Escada Systems). The buildings are arranged around an attractive courtyard setting.

THE PROPERTY

We are able to offer Unit 3, an attractive and sympathetically designed building that provides good quality offices over 2 floors.

Internally the property is laid out to provide open plan and individual office accommodation with kitchen and WC facilities. The property is centrally heated and is fully DDA compliant with a passenger lift.

Externally there are stunning lawned and wooded grounds and plentiful car parking.

USE

The property is suitable for continued use as an office building but may also lend itself to some form of research and development, light assembly and/or storage. However this is an opinion only and interested parties must make their own enquiries with the planning authority.

SERVICES

The property is connected to mains electricity, water and drainage and benefits from oil central heating.

ASKING RENT

The property is available on a new full repairing and insuring lease at a commencing rental of £44,000 per annum.

Consideration will be given to letting of separate floors.

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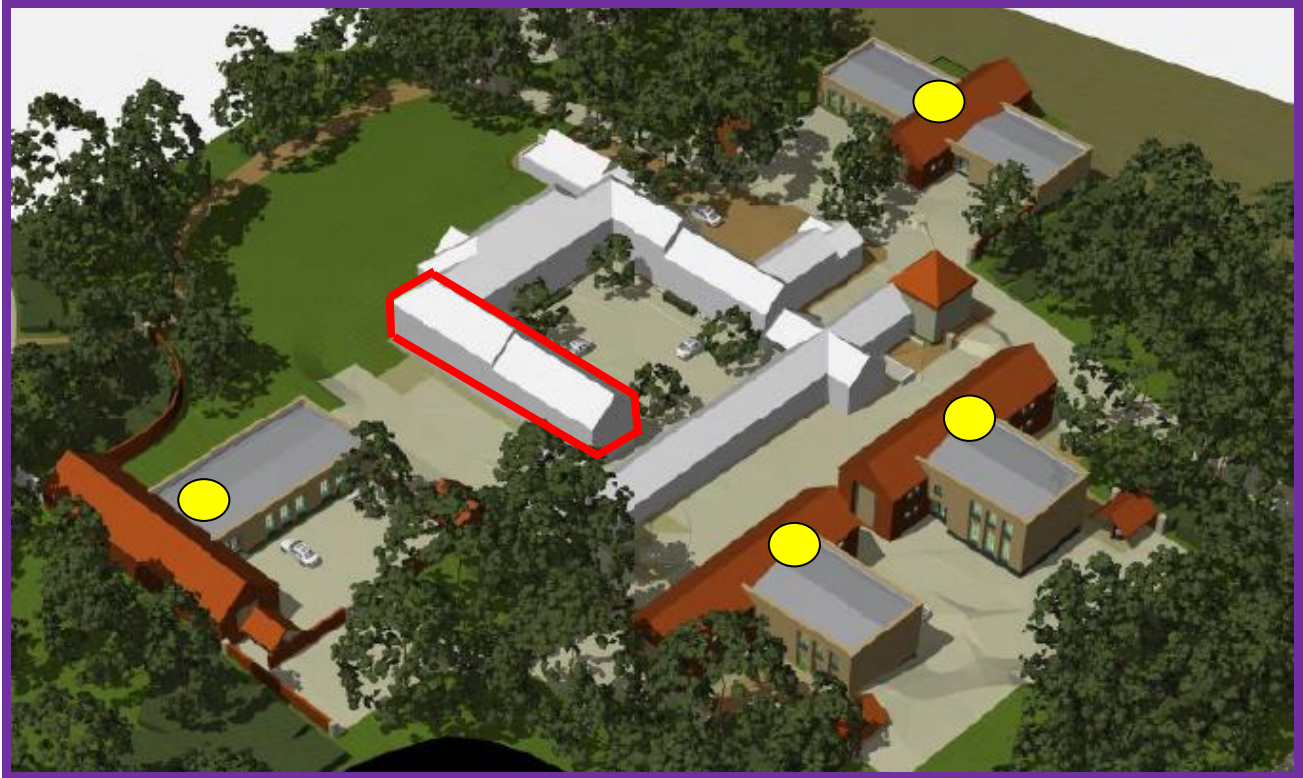
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SERVICE CHARGE

Tenants pay a pro rata share of the service charge to cover the maintenance and servicing of the external and other common areas. The current charge is £

VIEWING AND FURTHER ENQUIRIES

Strictly by private appointment with the sole agents. McBeath Property Consultancy andrew@mcbeathproperty.co.uk 01904 692929 (Andrew McBeath 07725 416002)



The subject property is shown marked red.

The buildings marked with yellow circles are indicative only



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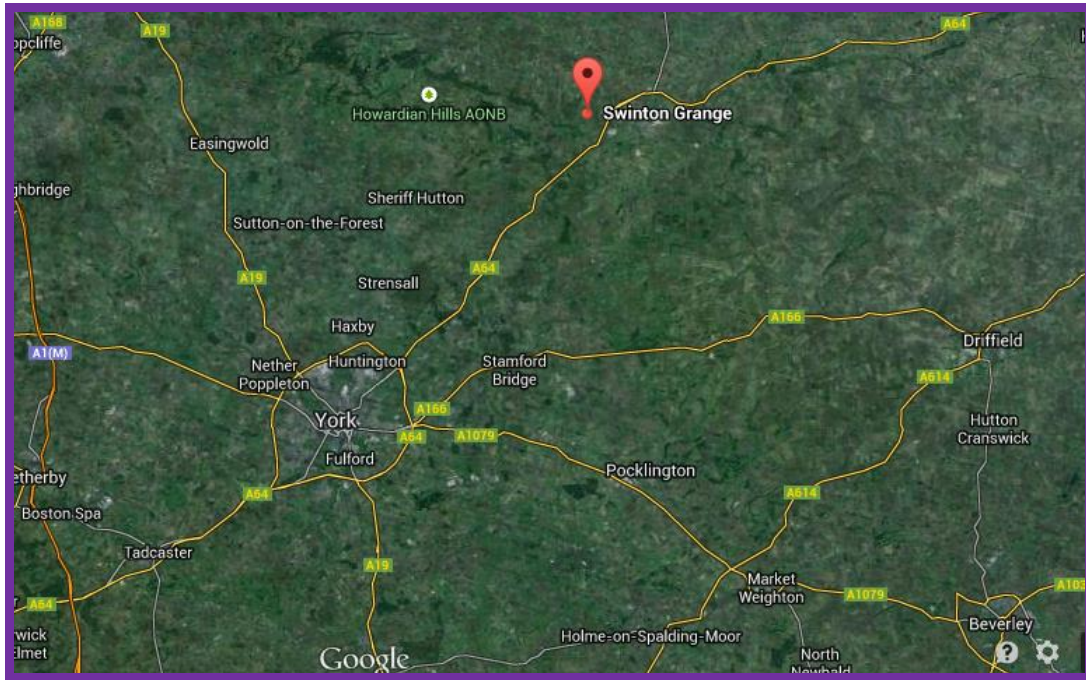
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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

MPC



NOT TO SCALE

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