

NORTON, MALTON

Minster Court
NORTON GROVE INDUSTRIAL ESTATE



UNITS 4 and 5

INDUSTRIAL/WAREHOUSE UNITS

427.50 sq m (4,600 sq ft)
approx.

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

MPC

LOCATION

The property is situated on Norton Grove Industrial Estate in Norton, one of the twin towns of Malton and Norton. The Estate provides quick and easy road access to and from the A64 by-pass.

Access to the Estate is from Scarborough Road and onto Westfield Way, which leads directly into the Estate.

Norton Grove has become established as one of the most popular business parks in Ryedale and North Yorkshire attracting employers such as Karro Foods, NEACO, Croots & Co and most recently a major new complex for Cranswick.

Public transport links are excellent with road and rail services providing quick connections to Scarborough, York, Leeds and beyond.

DESCRIPTION

The building occupies a prominent road frontage position and is of steel portal framed construction, with cavity brick and metal decked elevations and an even-pitched roof.

Internally the units are predominantly laid out to provide open plan works and storage. Unit 1 has a useful open plan office to the front with fitted kitchen/canteen and WCs (incl disabled). The other units are open plan with WCs/kitchenettes. Loading doors provide loading access to the external yards.

Externally the units have secure parking and loading yards.

FLOOR AREAS

We have calculated that the units provide the approximate gross internal floor areas below;

Unit 1 - LET

Unit 2 – LET

Unit 3 – LET

Unit 4&5 – 427.50 sq m (4,600 sq ft)

Units 4&5 must be let as a whole.

TERMS

The units are available on a new full repairing and insuring lease at initial rentals based on £5.25 per sq ft per annum exclusive.

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RATEABLE VALUE

Interested parties should contact the Valuation Office (www.voa.gov.uk) to establish the rateable value and rates payable of the property they are interested in. This figure will only be available for existing buildings.

PLANNING

The units have planning consent for B1, B2, B8 employment uses. Interested parties should make enquiries with Ryedale District Council (01653 600666) to establish whether they need to make a planning application for any proposed change of use.

SERVICES

All mains services are available to existing buildings (including 3-phase electricity)

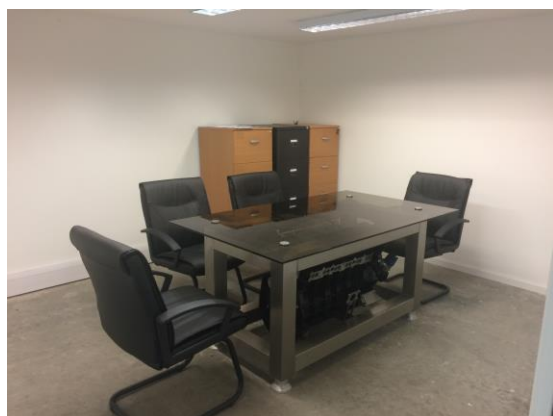
VAT

VAT will be applicable to prices and rents.

VIEWING

Internal inspections of buildings should be made by prior appointment with the sole agents.

Subject to Contract - 010816



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 mbeathproperty.co.uk

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MPC

Unit 1 - LET



Unit 3 - LET

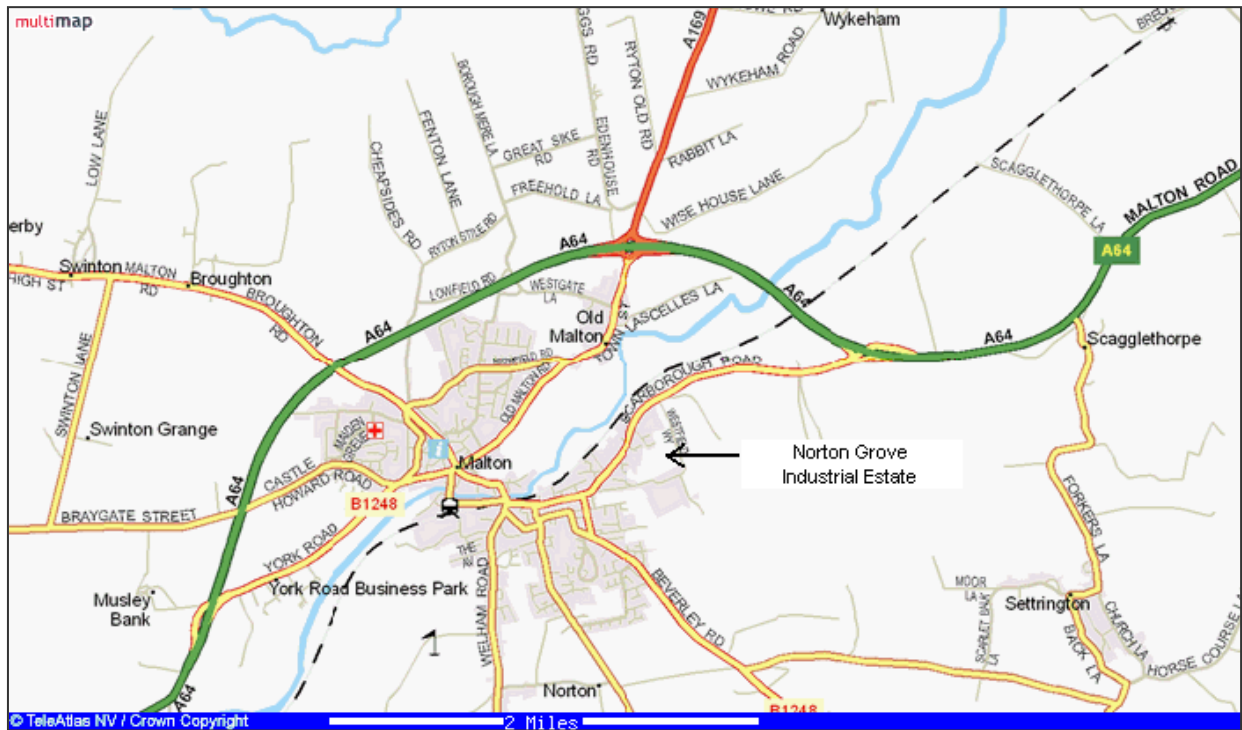
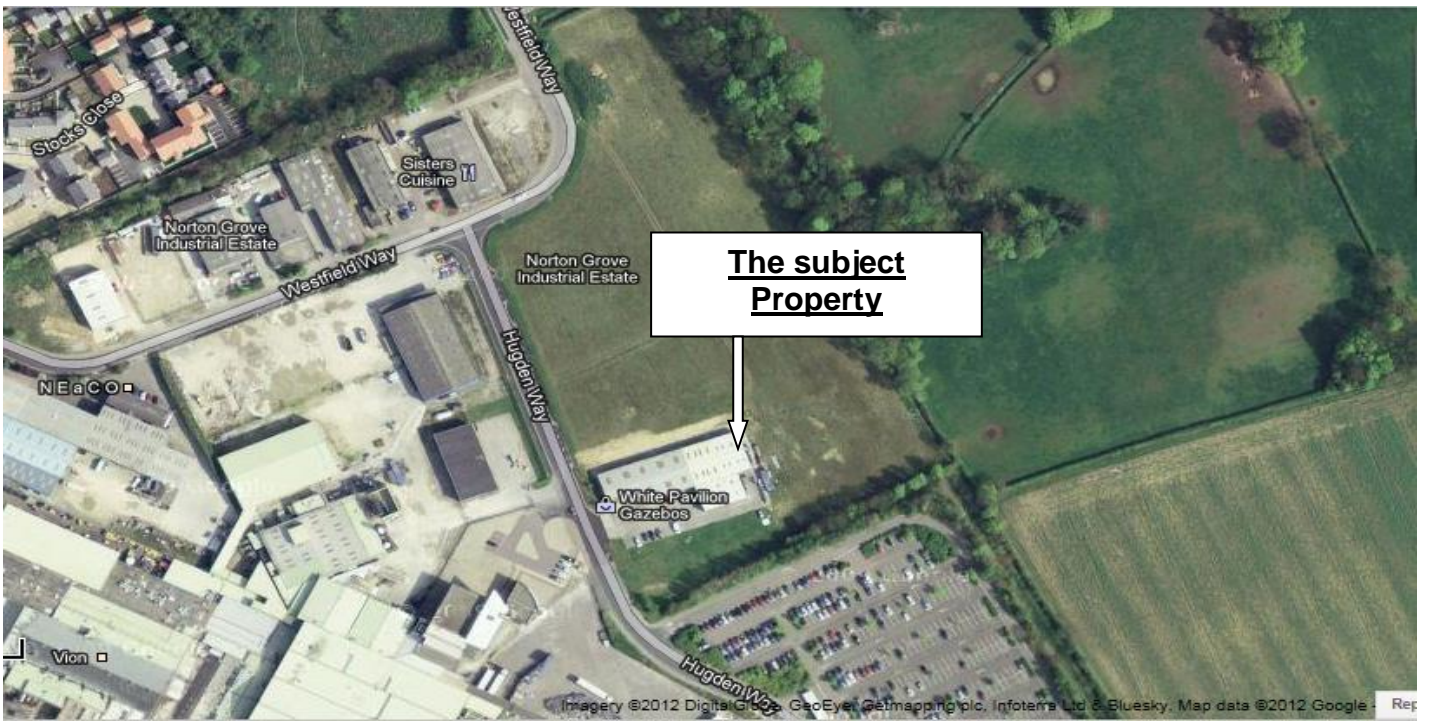


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