

**YORK ROAD INDUSTRIAL ESTATE  
MALTON  
North Yorkshire**



**Excellent self-contained industrial/warehouse unit with offices**

- Versatile business space
- Single Let but would also suit future split
- Ideal for a range of uses
- Sought after business location
- Walking distance to town centre and railway station
- Almost immediate access to A64

**INVESTMENT FOR SALE**

MCBEATH PROPERTY CONSULTANCY LIMITED

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

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TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

**MPC**

## 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 is the main works areas which has loading access from the enclosed side yard. The unit has a solid concrete floor and roller shutter loading doors provide loading access from the exterior. There is good parking provision to the front of the property.

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

### Rear land

To the rear of the property, there is additional yard area that the owner believes can accommodate an extension of up to 2,000 sq ft or thereabouts. A plan has been prepared in this regard.

## SERVICES

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

There is gas heating to the offices.

## FLOOR AREAS (GIA) (approx. only)

Ground Floor reception/office area	77.70 sq m	(836 sq.ft.)
First floor Offices	122.03 sq m	(1,313 sq.ft.)
Main works area	341.08 sq m	(3,670 sq ft)

**TOTAL** **540.81 sq m (5,819 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.

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.

## LEASE

We are advised that the property is to be let to Commscope Limited at a passing rental of £48,000 per annum exclusive.

The lease is for a period of 3 years 6 months. We are further advised that the lease is yet to be signed.

## RATEABLE VALUE

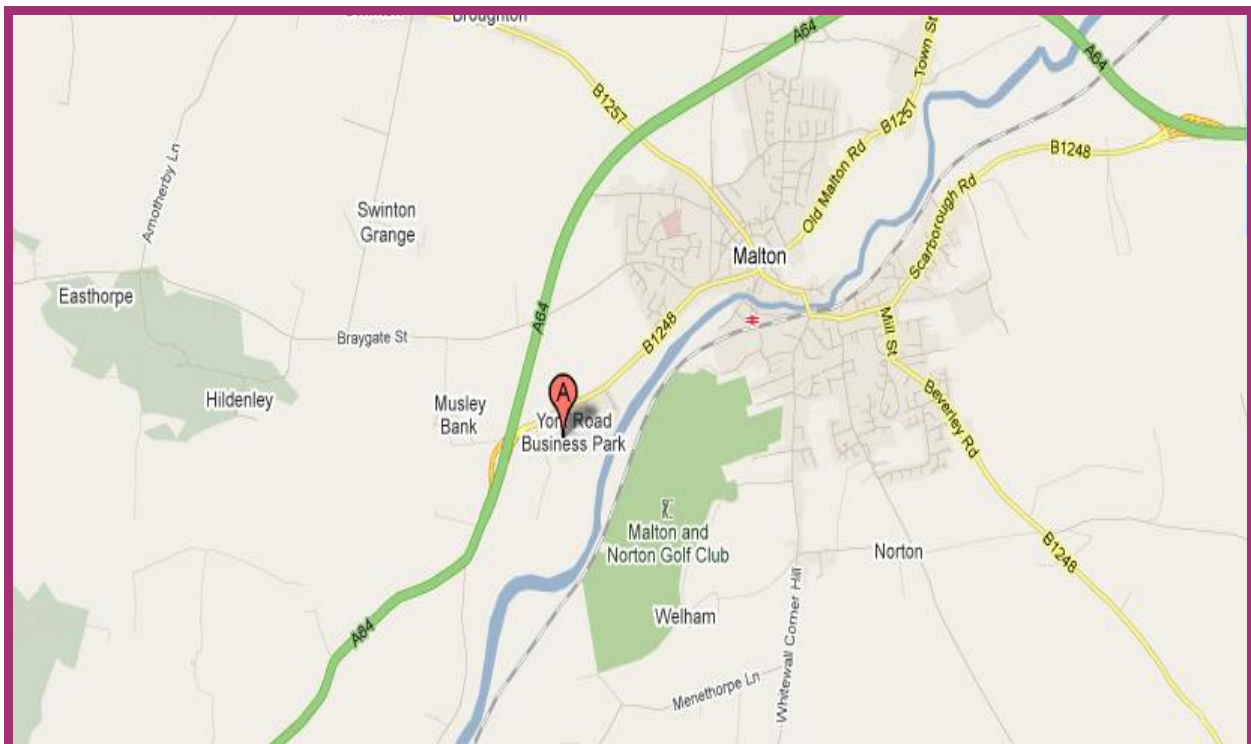
Interested parties should make their own enquiries in this regard

## SALE TERMS

The property is available for sale at an asking price of £575,000 plus VAT.

## VIEWING AND FURTHER ENQUIRIES

By prior appointment with the sole agents.



Subject to contract 080817rev230718

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## NOTES



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