

KIRKBY MISPERTON INDUSTRIAL ESTATE MALTON, NORTH YORKSHIRE YO17 6BG



INDUSTRIAL PREMISES

- Excellent Established Location
- Almost immediate access to A169
- Versatile space for range of businesses
- Large Shared yard and parking area
- 3 phase power
- Upgrade options available

From 371.74 sq.m. to 1,301.11 sq.m
(4,000 to 14,000 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.

LOCATION

The property is situated with almost immediate access to the A169 which connects Pickering, the A170 and North York Moors with Malton and the A64 trunk Road offering quick access to the regions major roads. Malton also provides excellent rail connections with London being within 2½ hours journey. Furthermore the Yorkshire Coastliner bus service runs past the estate.

Kirkby Misperton Industrial Estate is an established industrial location with a number of well regarded businesses being located there.

The market towns of Malton and Pickering are both within a short drives distance and both towns provide a wide range of amenities and services.

Ryedale is a traditional agricultural area where agriculture remains an important employment sector. A number of other industries have become established in the area including tourism, product development, engineering and bioscience. The industrial estate is testament to this fact as it accommodates a range of employment types.

DESCRIPTION

The property comprises a purpose built industrial unit of steel portal framed construction clad with blockwork and corrugated sheet elevations and sheet clad roof

The interior is laid out as an open works area with ancillary offices, stores, kitchen and W.C. facilities. The building has a solid concrete floor.

There are loading doors to the front open to a good sized tarmac parking and loading yard with concrete aprons to the immediate front of the unit.

We are able to discuss individual upgrade requirements

The property is currently laid out to provide a total gross internal floor area of approximately 1,301.11 sq m (14,000 sq ft) but we are able to provide smaller units with sizes from 371.74 sq m (4,000 sq ft). **Contact the agents re current availability.**

LEASE AND RENT

New leases for a minimum period of 3 years are available at asking rentals starting from £4 per sq ft.

Please contact the agent for rental quotes for upgraded premises.

RATEABLE VALUE

The property will be rated according to the amount of space that is to be taken.

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.

SERVICES

Mains electricity (including 3-phase), water and drainage are connected to the property.

VAT

Unless otherwise advised interested parties should assume that the rent will be subject to VAT at the applicable rate.

VIEWING ARRANGEMENTS

Strictly by prior appointment. Interested parties should note that the availability of this property is confidential and all enquiries must be made through this firm.

FURTHER INFORMATION

For further information please contact the sole agents on 07725 416002 or 01904 692929 or email andrew@mcbeathproperty.co.uk

Subject to Contract 091115



MCBEATH PROPERTY CONSULTANCY LIMITED

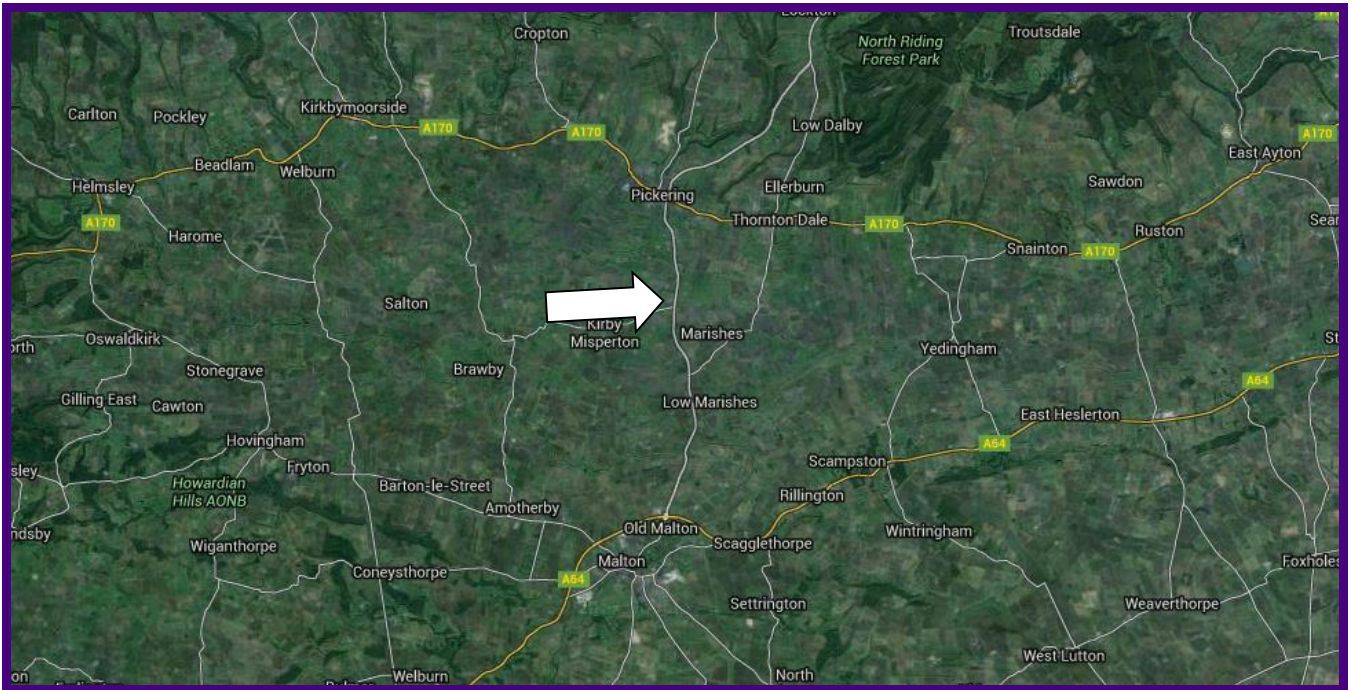
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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

MPC



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.