

**MALTON ENTERPRISE PARK
YORK ROAD INDUSTRIAL ESTATE
MALTON YO17 6AB
North Yorkshire**



- **Major new commercial scheme**
- **1 or 2 storey units from approx. 106m² (1,150ft²)**
- **Design and Builds of up to 85,000ft²**
- **Highly accessible location**
- **First phases built and Sold.**
- **Invest in your own business premises**
- **Ideal for pension funds (SIPPs and SSASs)**

FOR SALE or 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.

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MPC

LOCATION

The property is located at Malton Enterprise Park, a major new business park situated with immediate frontage to York Road Industrial Estate on the outskirts of the thriving market town of Malton. Malton Enterprise Park has already attracted Screwfix, Toolstation, Online Kitchenware, Bella di Notte, Travis Perkins, JMP, Commscope and Pro-pak.

York Road Industrial Estate is situated between the A64 turn-off and Malton town centre, therefore offering excellent road communications. Malton benefits from superb public transport service including the Yorkshire Coastliner bus service which connects the town with Scarborough, York and Leeds and the Trans-Pennine rail service which connects the town with Scarborough and a number of towns across to Liverpool including, York, Leeds and Manchester. The York connection provides a link to the east coast mainline between Scotland and London. London can be reached in under 2 hours 30 minutes.

Malton is an affluent and bustling market town with an ever-expanding range of employers including many from the new sectors of advance engineering, science and technology and professional services, amongst others.

DESCRIPTION

The subject development is now at phase 3 and is providing new single or two storey (mezzanine) commercial buildings which are designed with maximum flexibility to allow a range of B1 (light industrial research and development and office), B2 (general industrial) and B8 (trade and warehousing) occupiers to take advantage of the superb facilities that will be provided. The property comprises facilities including, WC, tea-point and on-site car parking.

The property has been designed so that units from approximately 106.88 m² (1,150 ft²) can be provided on a leasehold or freehold basis. We can combine units to provide a range of larger sizes. Please call or email for details.

Design and build projects can also be carried out for requirements of between approximately 5,000 sq ft and 85,000 sq ft

TERMS

The units will be made available for sale with prices starting from as little as £115,000 or, on new Full Repairing and Insuring Leases for a period that is to be agreed at commencing rentals that start from only £8,750 per annum excl.

The developer is happy to discuss individual design specifications.

SERVICES

The properties will be connected to all mains services including, electricity (3-phase), water and drainage.

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VIEWING AND FURTHER ENQUIRIES

Please direct all enquiries to the sole agents, Andrew McBeath of McBeath Property Consultancy Limited 07725 416002 andrew@mcbeathproperty.co.uk

Please have a look at the website www.maltonenterprisezone.co.uk

Subject to contract 081018rev210219



All artists impressions and plans for guidance purposes only

Plans not to scale. Please contact the agents if hard copies, pdfs or CADs are required

Indicative overview masterplan



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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

REGISTERED IN ENGLAND NO. 5491610

MPC

Plot 5a



Plot 5a Unit 8



Plot 5a Units 1 – 6



Plot 1 Unit 6



Plot 1 Units 1 – 5



Plot 1



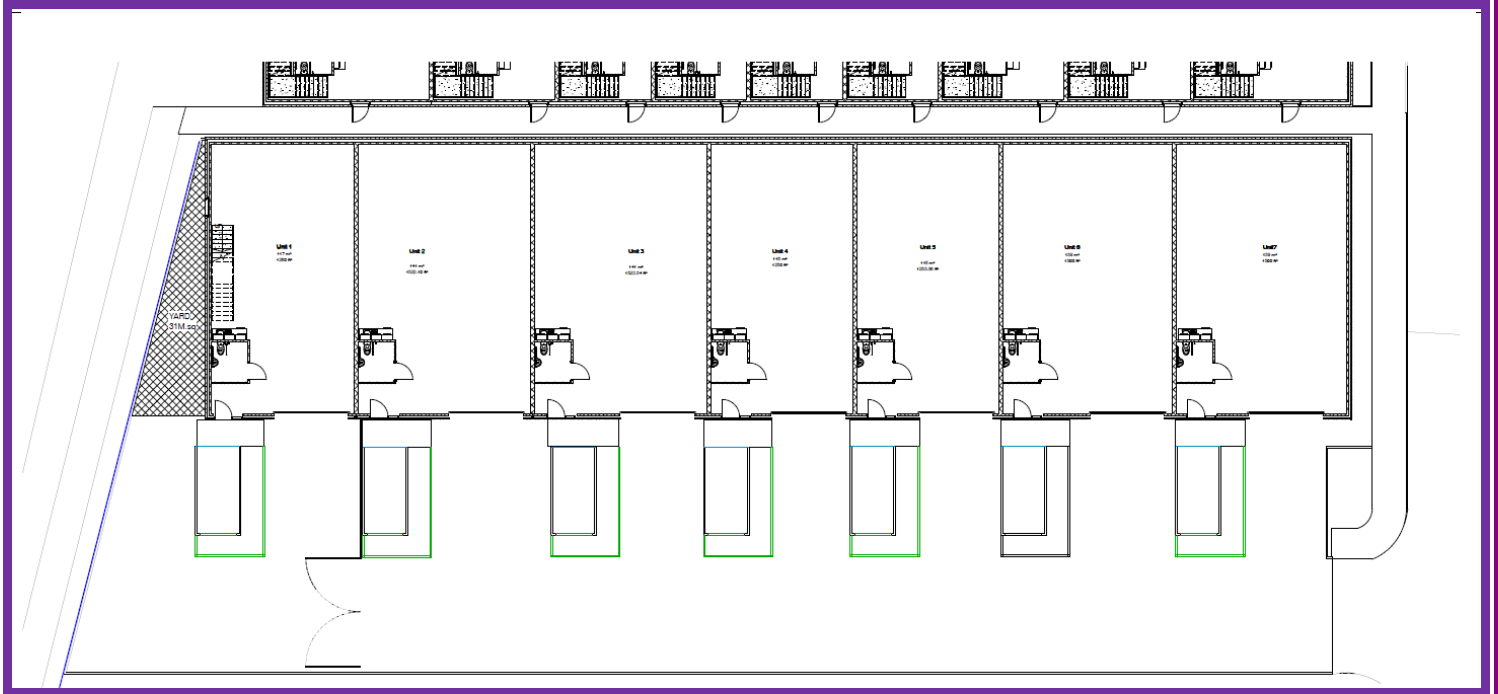
JMP Design and Build project

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Indicative plan of next phase – Plot 6



Plots 6 and 8 - Indicative sketches for guidance purposes only

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