

YORK ROAD INDUSTRIAL ESTATE MALTON, North Yorkshire YO17 6YB

Industrial/warehouse unit with offices, store and yard



- Versatile business space with secure yard
- GIA 92.7 sqm (997 sqft) plus offices
- Solar power supply, air conditioning
- Ideal for a range of uses
- Sought after business location
- Walking distance to town centre and railway station
- Almost immediate access to A64

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

This property is prominently situated on the corner of Derwent Road and Riccall Drive on the York Road Industrial Estate, Malton.

The Estate is very strategically situated between the A64 dual carriageway and Malton town centre. As well as the excellent road links there are superb public transport connections. Malton train and bus stations are nearby. The train station is on the Trans Pennine link providing direct access to York, Scarborough, Leeds, Manchester (incl. Airport) and Liverpool. The Coastliner bus route provides services to the Yorkshire coastal towns, York and Leeds.

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 blockwork and metal elevations with a pitched metal roof.

Internally, the property provides open plan workspace with a rear packing area, kitchen and WCs. At mezzanine level there are 3 offices. A double sliding loading door provides loading access to and from the enclosed yard area.

To the rear of the property and with separate access there is a precast built garage/store.

FLOOR AREAS (approx.)

Works ground floor area (GIA)	92.7 sq m	(997 sq ft)
Offices	23.33 sq m	(252 sq.ft)

SERVICES

The property benefits from mains electricity, water and drainage. Furthermore there are solar panels on the roof which generate electricity.

RENTAL

The commencing rental will be £9,750 per annum exclusive, payable monthly in advance.

RATEABLE VALUE

Interested parties should make their own enquiries in this regard.

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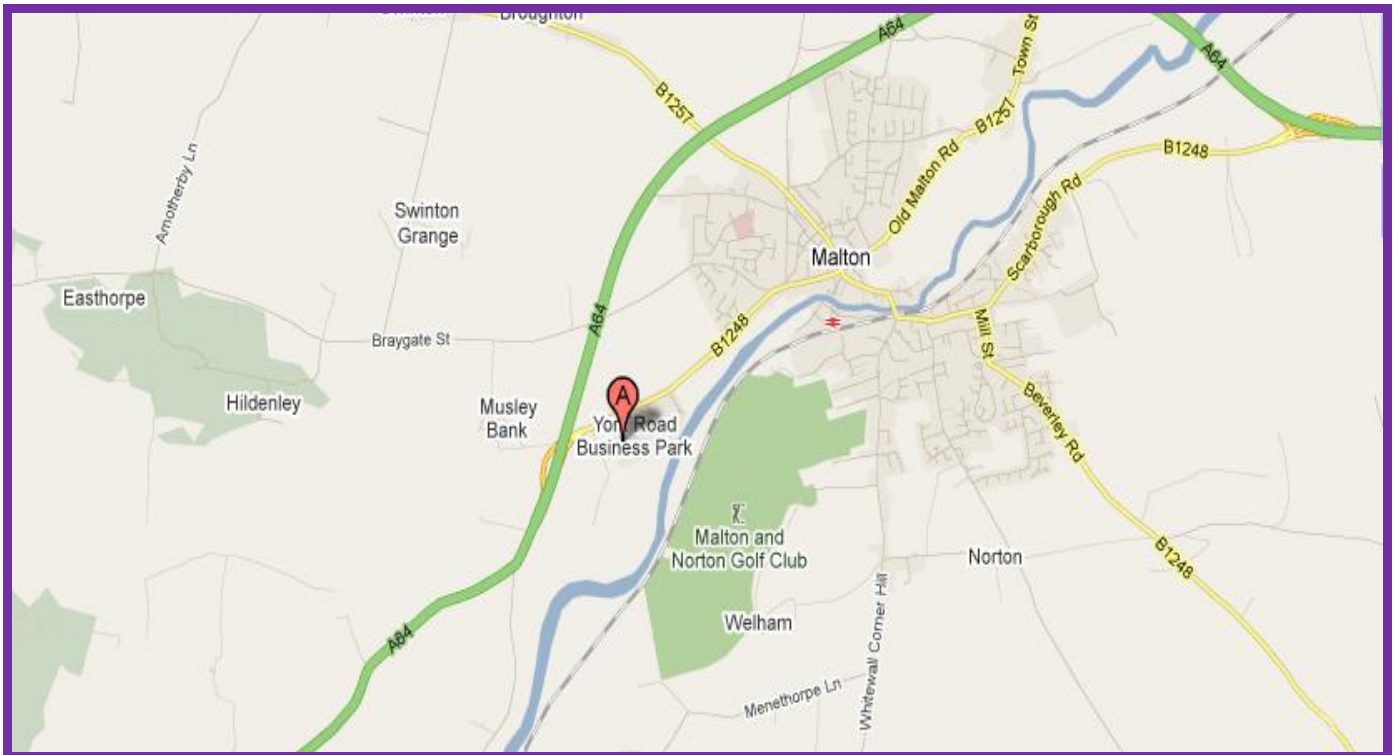
LEASE TERMS

The property is available on a new full repairing and insuring lease. The lease length is subject to negotiation.

VIEWING AND FURTHER ENQUIRIES

By prior appointment; please contact andrew@mcbeathproperty.co.uk 07725 416002

Subject to contract 210219



MCBEATH PROPERTY CONSULTANCY LIMITED

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

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REGISTERED IN ENGLAND NO. 5491610

MPC



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Energy Performance Certificate

Non-Domestic Building



Woollons & Harwood
Unit 1, Derwent Road
York Road Business Park
MALTON
YO17 6YB

Certificate Reference Number:
0920-0137-6389-2602-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

74

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 116
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 41.3

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

82 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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