

ESPERSYKES FARM
MALTON, NORTH YORKSHIRE YO17 6RE



BUSINESS UNITS

- Established Location
- Attractive tranquil setting
- Quick access to A64 and A169
- Versatile space for range of businesses
- Shared yard and parking area
- Upgrade options available

From 197 sq.ft to 2086 sq.ft.
Subject to availability

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 in a pleasant rural setting with good 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 is 2 miles to the south providing a wide range of amenities and excellent rail connections with London being within 2½ hours journey. Furthermore the Yorkshire Coastliner bus service runs along the A169.

Espersykes Farm is now an established industrial location with a number of well regarded businesses being located there.

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

We can offer functional business units which may lend themselves to a variety of uses including storage, light industrial and perhaps offices as well.

They include steel framed and sheet clad or brick-built former farm buildings.

The owner is happy to have discussions regarding the interior finish and fit out of the units.

There are shared WC facilities on site.

There are units providing a range of sizes between 197 sq ft and 2086 sq ft.

Please contact the agents re current availability.

LEASE AND RENT

New leases for a minimum period of 1 year are available.

Rents will depend on the size, fit out and use required. Please contact the agents.

RATEABLE VALUE

The property will be rated according to the amount of space that is to be taken. We believe that smaller occupiers will be eligible for small business rates relief.

VAT

We are advised that the rent will be subject to VAT.

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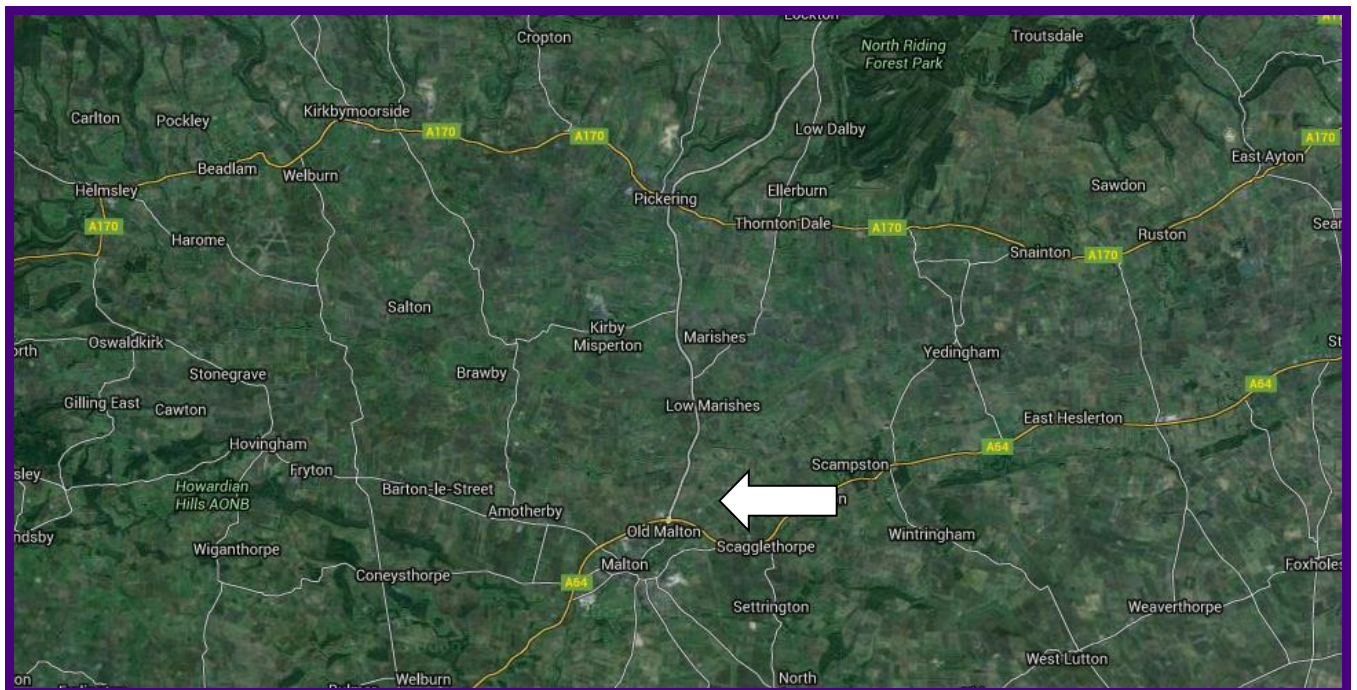
VIEWING ARRANGEMENTS

Strictly by prior appointment. 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 090818rev120219



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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