

HIGH BAY WORKSHOP/WAREHOUSE WITH OFFICES

ON LARGE SECURE SITE



**SHOWFIELD LANE INDUSTRIAL ESTATE
MALTON
NORTH YORKSHIRE
YO17 6BT**

Versatile Industrial Premises

Suit variety of businesses

High-bay work or warehousing space

Offices

Large Secure Yard

883 sq.m. (9,500 sq.ft) — (gross internal area approx.)

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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LOCATION

The property is situated with direct frontage to Showfield Lane on the Showfield Lane Industrial Estate on the outskirts of Malton town centre.

Showfield Lane is an established industrial and employment area which comprises a range of office industrial and warehousing occupiers including trade counter users.

DESCRIPTION

The property comprises a site developed with a steel portal framed industrial unit which is clad with spray insulated corrugated sheeting.

The property has a solid concrete floor and benefits from high-bay sodium lighting. The property's main work space can be accessed for loading purposes by way of an electric roller shutter loading door and the property also benefits from a 2-ton travelling crane.

The property also benefits from single storey office and accommodation with a kitchen and w.c. facility.

SERVICES

The property benefits from mains electricity, gas, water and drainage .

FLOOR AREA

The property has a gross internal floor area of 883 sq.m. (9,500 sq.ft). approx..

RENTAL

From £37,500 per annum exclusive. We are able to offer upgrading works to suit individual specifications and rents will be adjusted to reflect those works. Alternatively tenants can carry out their own works. Incentives may be available.

LEASE TERMS

The property will be made available on a new Full Repairing and Insuring Lease for a term of years to be negotiated.

USE

We believe that the property may be used for B1, B2 or B8 uses. We suggest that interested parties make their own enquiries with Ryedale District council Planning Department (01653 600666).

RATEABLE VALUE

The property has a rateable value of £34,750 (2017 List), subject to the national uniform business rate.

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VAT

VAT will be applicable to the sale price.

EPC (Energy Performance Certificate)

An EPC will be provided on request and when available

VIEWING AND FURTHER ENQUIRIES

Please contact this office to make further enquiries and please note that all viewings should be carried out by prior appointment with the sole agents.

andrew@mcbeathproperty.co.uk 07725 416002

Subject to contract 200519



MCBEATH PROPERTY CONSULTANCY LIMITED

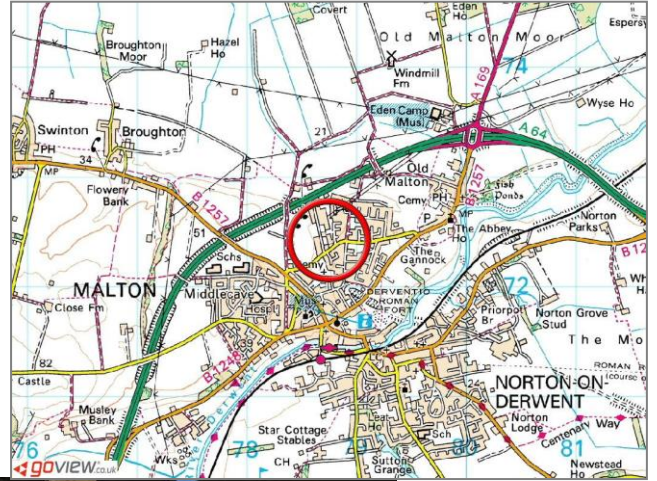
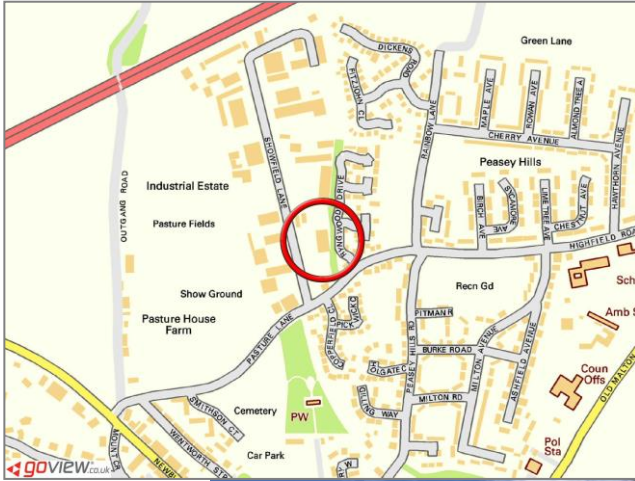
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