

**YORK ROAD INDUSTRIAL ESTATE  
MALTON YO17 6YB  
North Yorkshire**



**Excellent self-contained offices  
Secure Enclosed yard**

- Versatile business space
- Self contained suite of offices
- Storage yard with secure fence and gate
- 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 situated off Derwent Road on the York Road Industrial Estate, Malton.

The Estate is very prominently 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 commercial unit of steel portal frame construction, which is clad with cavity brick and double-skin insulated metal elevations with a pitched metal roof.

Internally, the unit is laid out to provide a number of open plan and individual office rooms over 3 floors. The property has kitchen and WC facilities, double glazing and CCTV.

Externally, to the front of the property is a parking area.

### Storage yard

On the same site there is a separate plot of open storage land enclosed with a secure fence and gate.

## FLOOR AREAS (Please note that these are approximate only)

Ground Floor offices	49.37 sq m	(531 sq.ft.)
First Floor offices	62.31 sq m	(670 sq.ft.)
Second floor offices	34.09 sq m	(369 sq.ft.)
TOTAL	145.77 sq m	(1,570 sq ft)

Storage yard	662 sq m
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## SERVICES

The office property benefits from mains electricity, water and drainage. Heating is partly by electric heaters and partly by air handling units.

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## LEASE

The units are available on new FRI lease or leases.

## RENT

Office Suite - £12,000 per annum exclusive  
Storage land - £10,000 per annum exclusive.

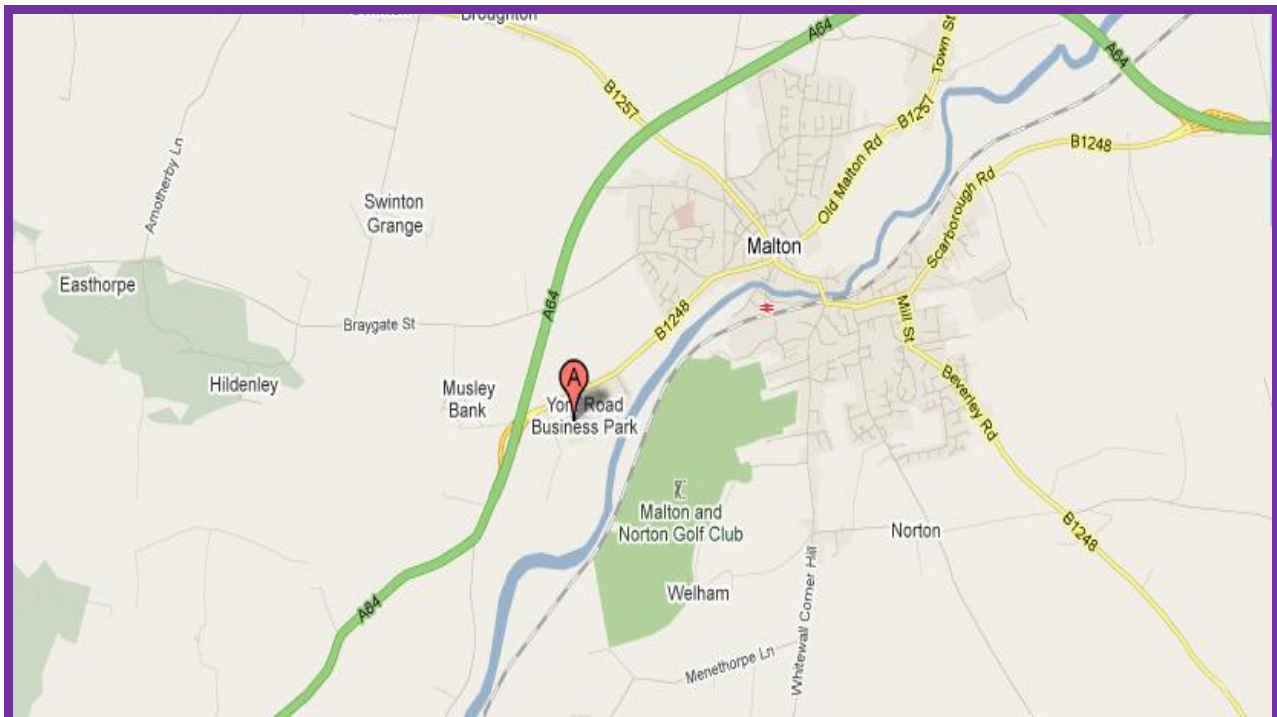
We can offer the offices and land separately or together. Please contact the agents for details of the rent for the combined holding.

## RATEABLE VALUE

Tenants are responsible for business rates and are recommended to speak to the local authority to determine whether they may be eligible for any rate relief.

## VIEWING AND FURTHER ENQUIRIES

By prior appointment with the sole agents. Subject to contract 030716



### MCBEATH PROPERTY CONSULTANCY LIMITED

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

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