

# Plot 8 Units 4, 5 & 6

## MALTON ENTERPRISE PARK - YO17 6AB



Adjacent units shown in these pictures

- **New industrial/business units**
- **Immediately available**
- **From 139 – 278 m<sup>2</sup> (1,500 – 3,000 ft<sup>2</sup>) approx**
- **Highly accessible and prominent location**
- **Sought after Business Park position**

## 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 located on Plot 8 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, 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 Transpennine 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 property provides two brand new industrial/warehouse units at this highly successful business park. The units are versatile commercial buildings which are designed with maximum flexibility to allow a range of uses (subject to planning if appropriate). The property comprises facilities including, WC, tea-point, electric roller shutter loading door and on-site car parking. Mezzanines which increase the useable floor area can be provided.

The units are approximately 139 m<sup>2</sup> (1,500 ft<sup>2</sup>) and can be combined to provide 278 m<sup>2</sup> (3,000 ft<sup>2</sup>) (plus mezz to be agreed).

## **TERMS**

The units are available for lease from as little as £10,500 per annum on a new full repairing and insuring lease for a period to be agreed.

## **SERVICES**

The property is connected to services including, electricity, water and drainage.

## **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](mailto:andrew@mcbeathproperty.co.uk).

Subject to contract 151019

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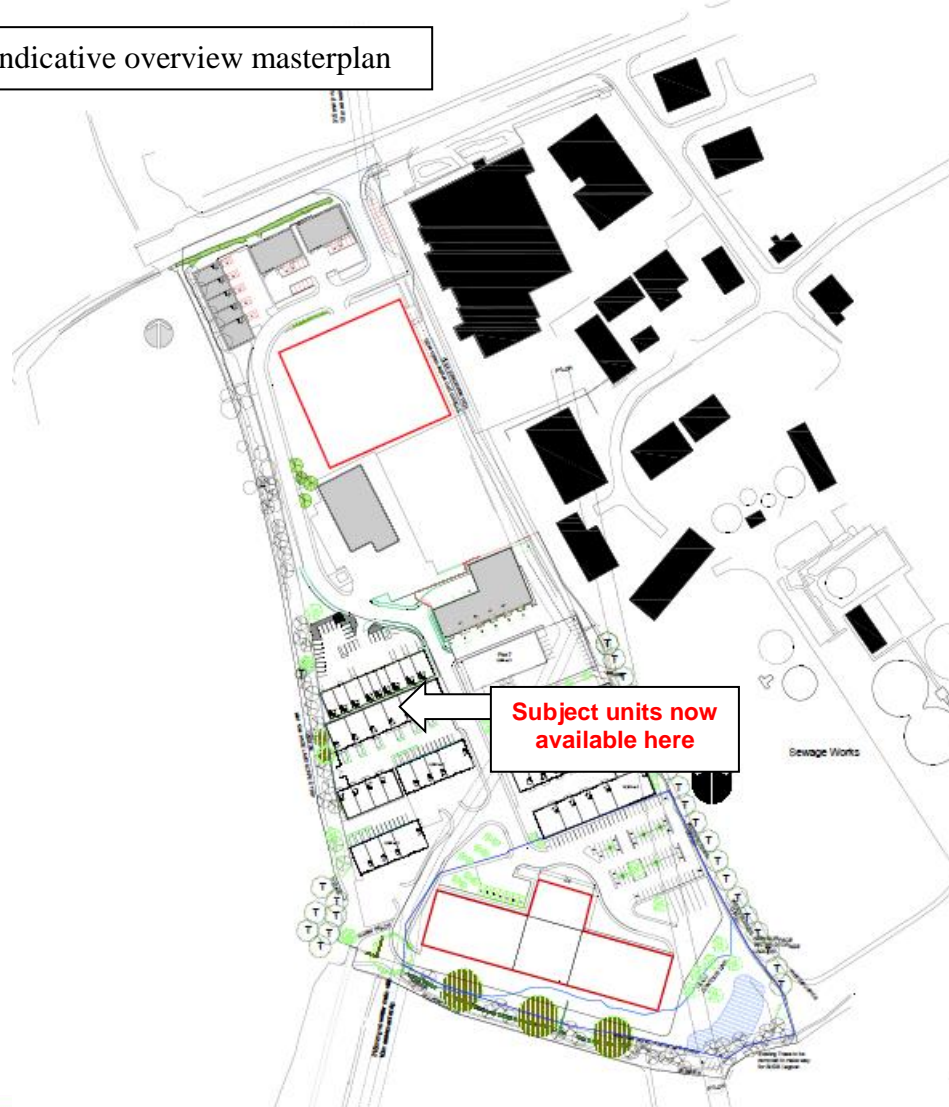
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Plans not to scale. Please contact the agents if hard copies, pdfs or CADs are required

Indicative overview masterplan



MCBEATH PROPERTY CONSULTANCY LIMITED

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

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

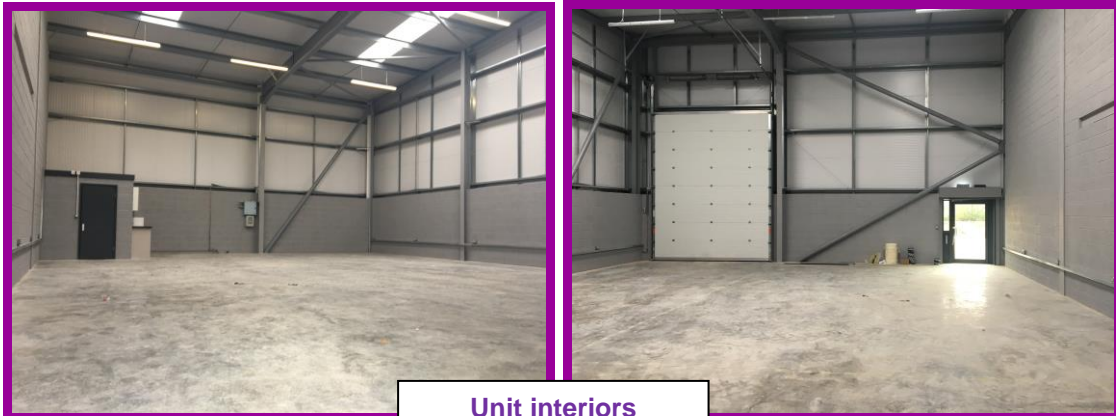
TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

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MPC



Units 4 and 5



Unit interiors

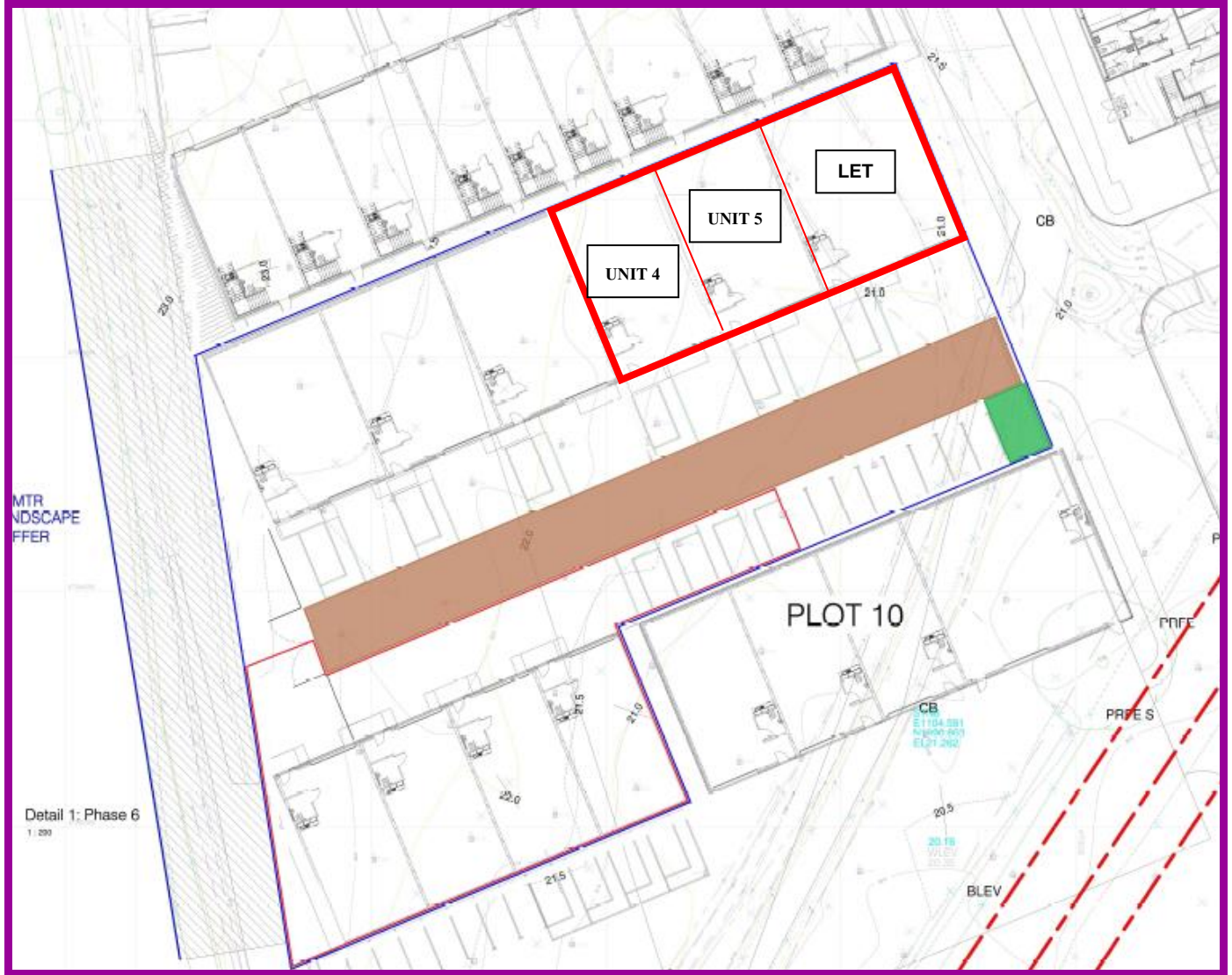


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**PLOT 8 Units 4 & 5 – TO LET**

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