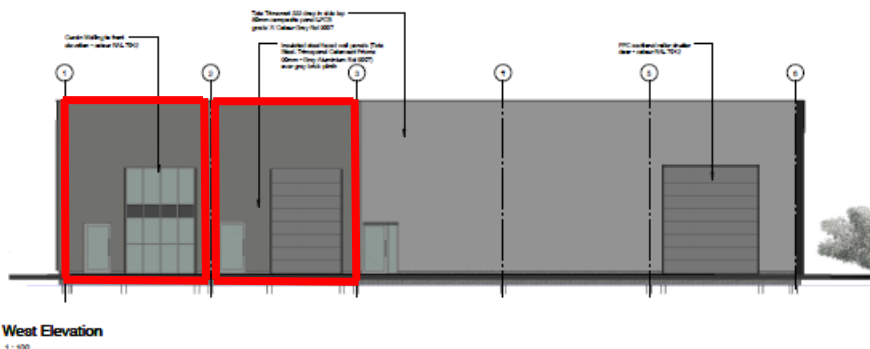


**PLOT 1, UNITS 7 and 8 MALTON ENTERPRISE PARK
YORK ROAD INDUSTRIAL ESTATE
MALTON YO17 6AB
North Yorkshire**



- **New industrial/business/showroom units**
- **Adjacent to Toolstation and Screwfix**
- **From 92.9m² (1,500ft²) to 325.28m² (3,500ft²) approx**
- **Highly accessible and prominent location**
- **Sought after Business Park position**
- **3-phase power**

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 the frontage plot 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 a new single storey commercial building which is designed with maximum flexibility to allow a range of uses (subject to planning if appropriate). The property comprises facilities including, WC, tea-point and on-site car parking. There is ample height to install first floor/mezzanine to create up to twice the space.

The units provide approximately 185.8m² (2,000 ft²) and 139.41m² (1,500 ft²) which can be combined to form a larger unit.

TERMS

The unit is available on a new full repairing and insuring lease for a period to be agreed.

Please contact the agents for rental information.

SERVICES

The property is connected to all mains services including, electricity (3-phase), 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. Please have a look at the website www.maltonenterprisePark.co.uk

Subject to contract 030219

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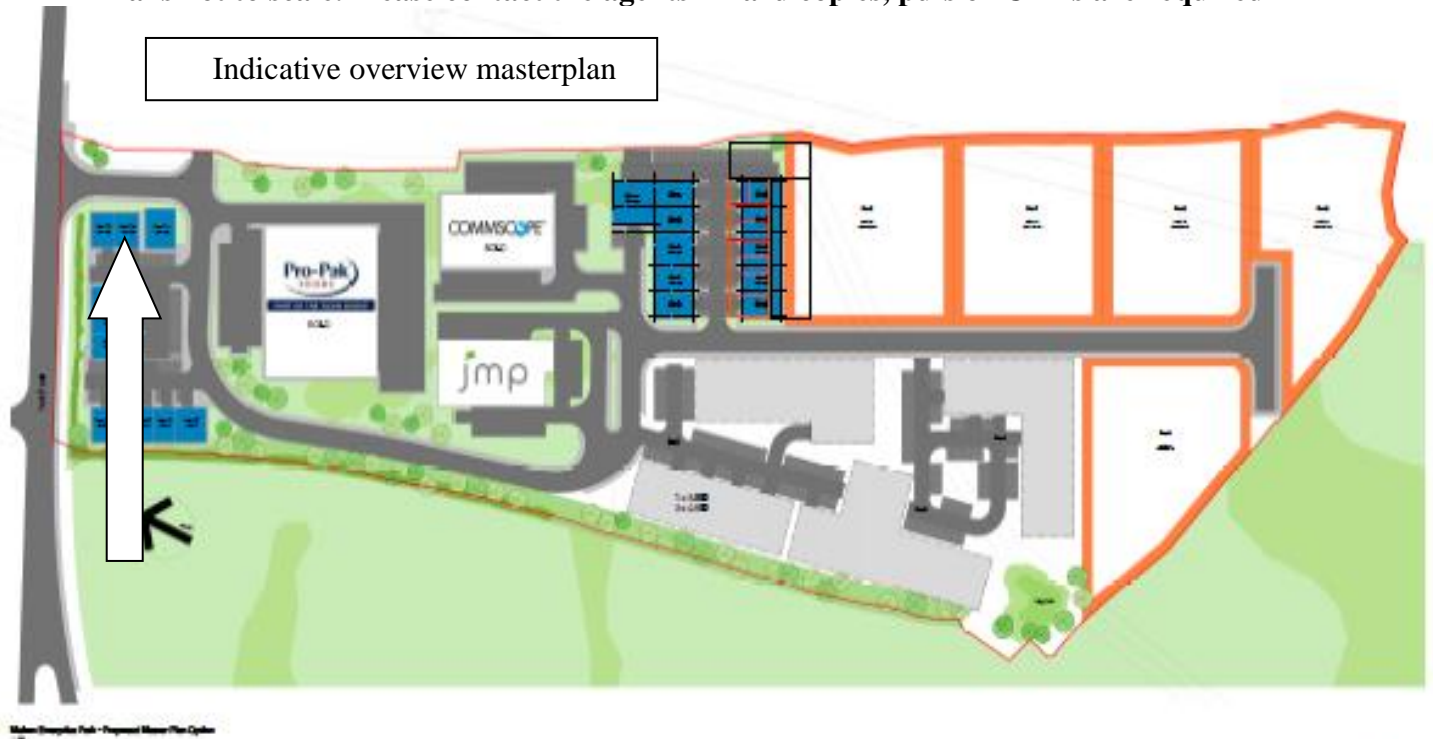
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All artists impressions and plans for guidance purposes only

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



The subject property is situated as indicated by the arrow

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

REGISTERED IN ENGLAND NO. 5491610

MPC



Plot 5a Units 1 – 6



Plot 1 Units 1- 6



Bespoke Unit for JMP

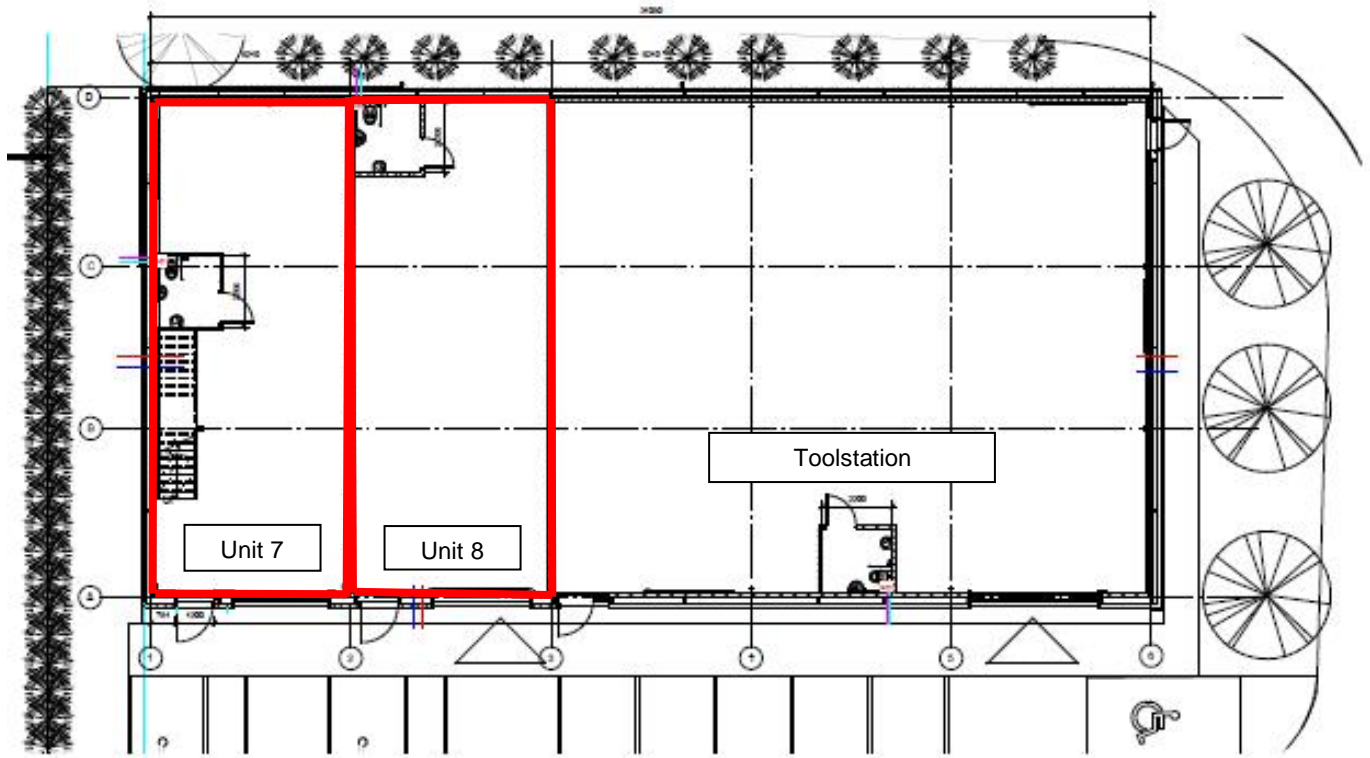
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Level 0 Plan
1:100

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