

WELBURN BUSINESS PARK

YORK YO60 7EP



OFFICE UNIT 3

- **Excellent Established Location**
- **Quick access to major routes**
- **Versatile space**
- **Large shared yard and parking area**
- **Good range of features**

FOR SALE or 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.

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LOCATION

This unit forms part of the highly successful Welburn Business Park, situated with almost immediate access on to the A64 between York and Malton. The A64 provides direct links to Scarborough, Leeds and the A1(M). The Yorkshire Coastliner Bus service provides excellent public transport links between Leeds and the Yorkshire Coast, the towns and cities in between.

Malton and York have superb rail connections enabling London to be reached in less than 2½ hours

DESCRIPTION

The unit is of traditional stone construction with brick dressings and is built over a single storey. It is set within an attractive and characterful rural business complex, yet only a very short distance from the A64 and is close to the village of Welburn which has a popular pub/restaurant and café. The property is laid out to provide an open plan office area with a managers office or meeting room, fitted kitchen and WC.

There is heating provided by panel radiators.

Externally there is a large car park providing plentiful car parking.

FLOOR AREAS

The available unit comprises approx.

154 sq m (1,652 sq ft)

PRICING

Please contact the agents for details of rent and sale price.

RATEABLE VALUE

Please make enquiries with the Local Authority. Ryedale District Council 01653 600666

SERVICES

Mains electricity, water and drainage are available to the property

VAT

Unless otherwise advised interested parties should assume that the rent will be subject to VAT at the applicable rate.

VIEWING ARRANGEMENTS

The property can be inspected by prior arrangement with the agents.

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FURTHER INFORMATION

For further information, including floor plans, please contact the Agents on andrew@mcbeathproperty.co.uk or 07725 416002 / 01904 692929.

Subject to contract 010617261119



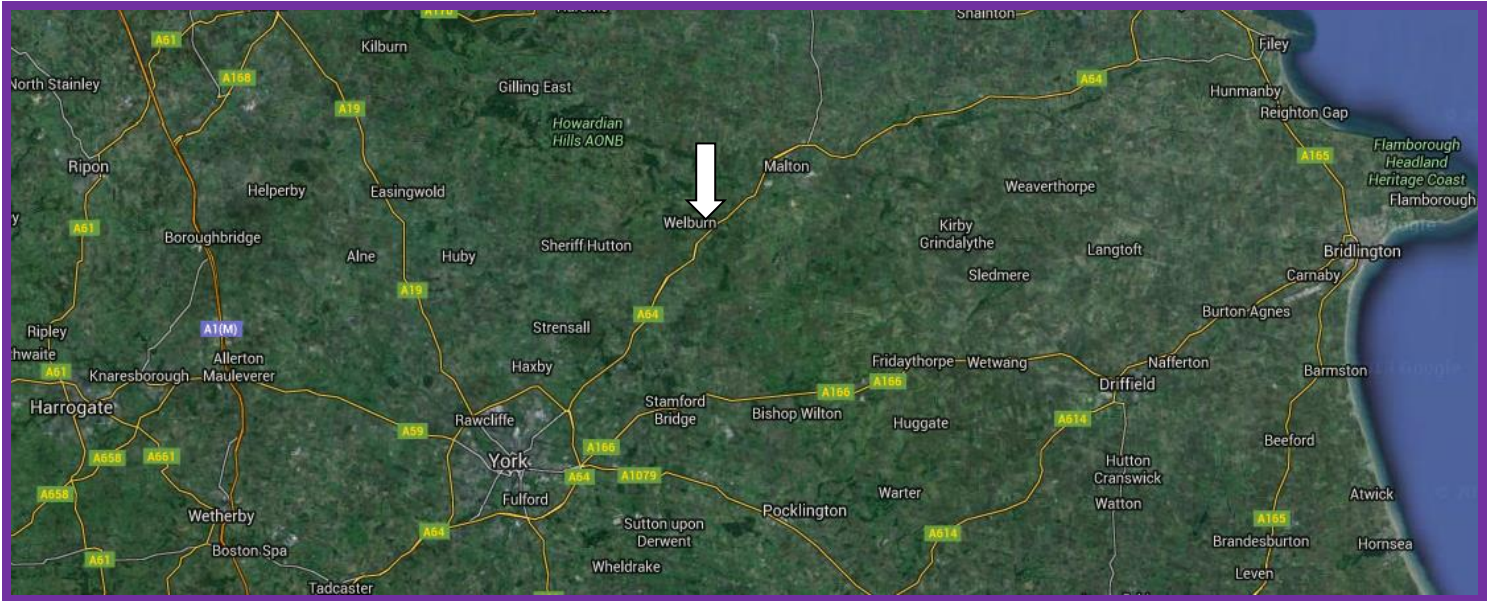
MCBEATH PROPERTY CONSULTANCY LIMITED

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

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