

YORK ROAD INDUSTRIAL ESTATE MALTON, YO17 6YF



Excellent new industrial premises on popular
industrial and business park

Units from 212 sq m (2,281 sq ft)

- Excellent industrial property with a range of features
- 3-phase power
- Good-sized yard
- Excellent location close to town and A64
- Bespoke fit out available to include offices
- Suit industrial and hi-tech businesses

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 situated with frontage to Hertford Way and Seph Way on the York Road Industrial Estate, which is very strategically positioned between the A64 dual carriageway and Malton town centre.

York Road Industrial Estate provides immediate access to the A64 and Malton town centre, which is within walking distance.

The Estate is established as Ryedale's largest and most popular business area, with a wide range of business uses, including office, warehouse, industrial and showroom.

DESCRIPTION

The property comprises a site that is developed with an industrial building of steel portal framed construction, clad with cavity brick and blockwork and insulated double skin metal elevations. The property has an even-pitch roof, which again is clad with double-skin insulated metal decking. The property is split into 4 self – contained units, that can be combined (subject to status and availability)

The property has loading doors to the front elevation, overlooking the yard and a range of other features typically found in industrial buildings:

- Solid concrete flooring
- High bay sodium lighting
- Roller shutter loading doors (electronically-operated)
- Works offices
- Kitchen/W.C. facilities
- Space heating (if required and by separate agreement)

The main office area can include a reception lobby, reception office and sales offices at ground and first floor, together with storage and w.c. and kitchen facilities.

Externally, the property has a partially concreted yard, with brick pavior parking areas.

FLOOR AREA (Ground Floor GIA) approx.

The areas below can be increased with mezzanine floors.

4C	240 sq m (2,582 sq ft)
4D	LET
4E	LET
4F	212 sq m (2,281 sq ft)

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SERVICES

The property is connected for mains electricity, water and drainage.

RATEABLE VALUE

The unit/s will be separately assessed on completion of build works.

ASKING TERMS

Rentals will commence from £6.50 per sq ft subject to unit size and specification.

Consideration will be given to a sale of the unit/s. Further information on application.

FURTHER ENQUIRIES AND VIEWING ARRANGEMENTS

Please direct further enquiries to andrew@mcbeathproperty.co.uk mob: 07725 416002 or 01904 692929 Viewing should be by prior appointment. *Subject to Contract - 060416011118*



Interior of Unit 4E

MCBEATH PROPERTY CONSULTANCY LIMITED

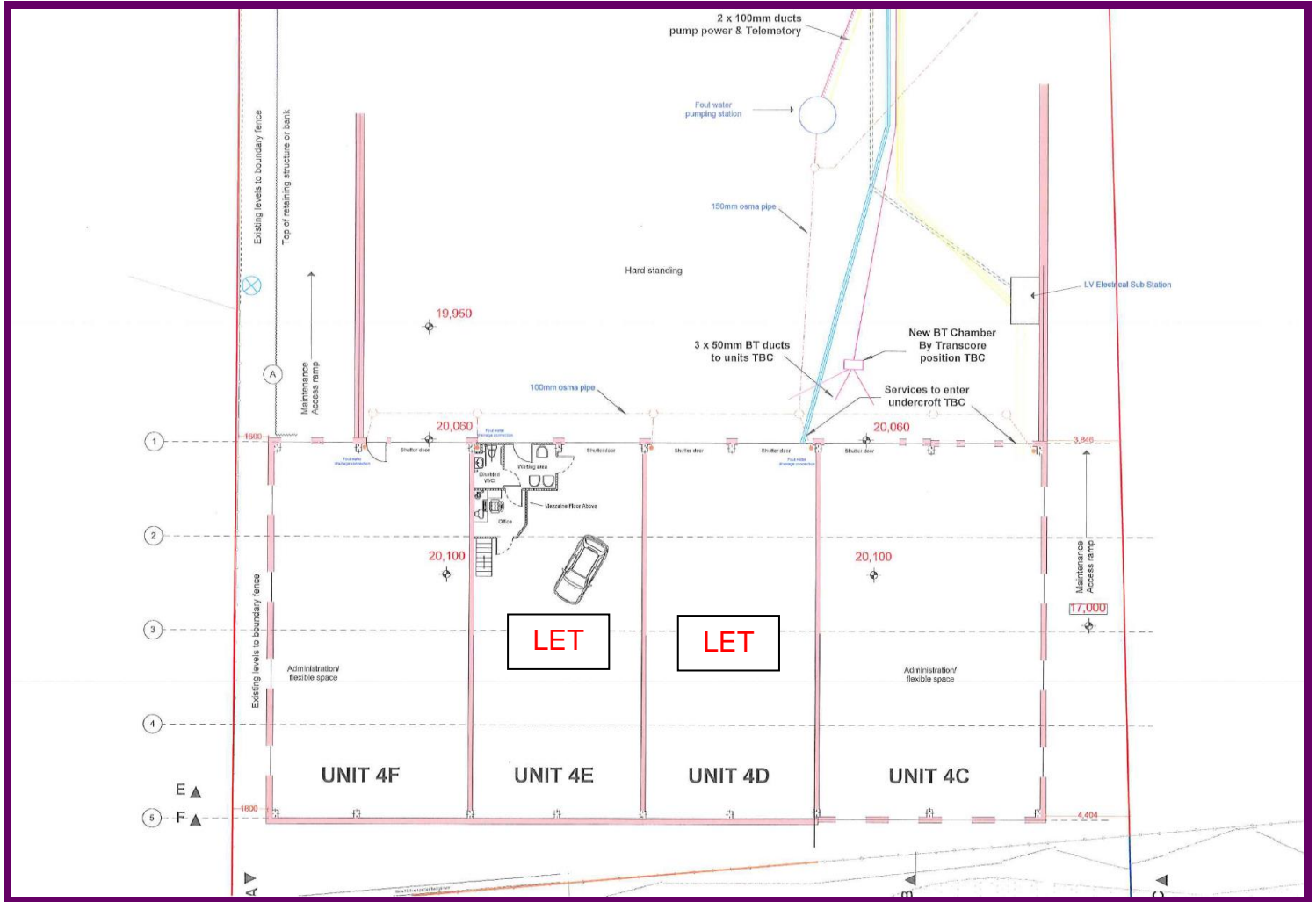
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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

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MPC



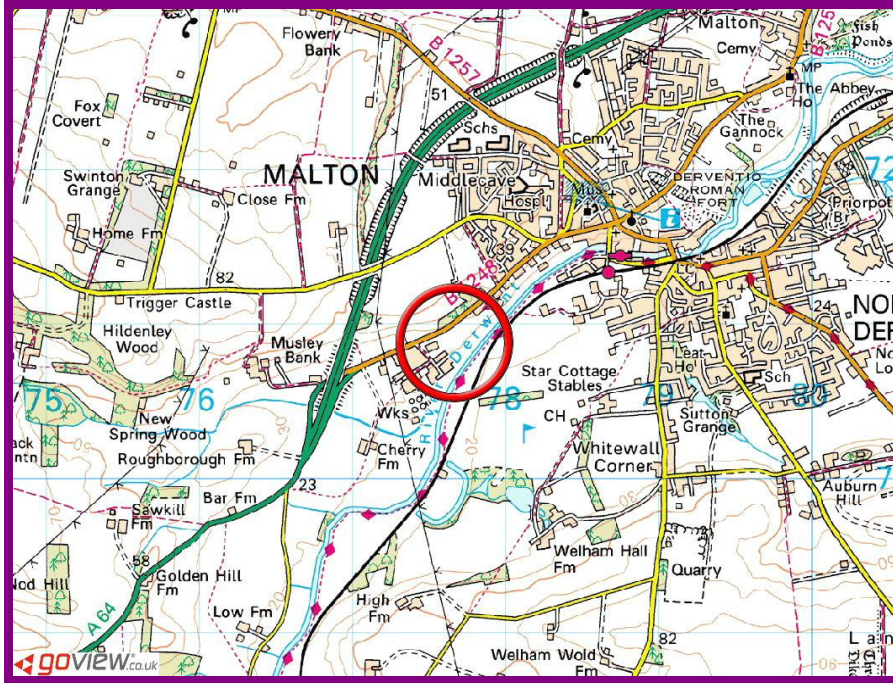
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