

# KIRKBY MILLS INDUSTRIAL ESTATE

KIRKBYMOORSIDE  
YORK



## INDUSTRIAL UNITS

TO LET

**From 51.3 sq.m. (552 sq.ft.)  
to  
334.1 sq.m. (3,595 sq.ft.)**

### 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.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

## **LOCATION**

The property is situated on the Kirby Mills Industrial Estate which is situated just to the east of the market town of Kirkbymoorside.

The Estate has very good road connections being almost adjacent to the A170 main road that links the east coast across to Thirsk at the junction with the A19.

Kirkbymoorside is an attractive and sought after market town comprising a wide range of employers and a variety of local facilities and amenities.

Kirby Mills Industrial Estate is well established and is the main industrial location for the town and surrounding area.

## **DESCRIPTION**

Each unit comprises an industrial unit of steel portal framed construction clad with cavity brick and insulated profile metal decking.

The properties have solid concrete floors, double glazing to the office areas and benefits from heating and we understand the properties all have 3-phase electricity.

All units are fully self-contained with W.C.s (DDA compliant) and a tea point/kitchen area.

Internally all units are predominantly open plan with many of them having ancillary office and store rooms.

All units have roller shutter loading doors.

## **FLOOR AREAS (G.I.A.) Current Availability**

2b – 1,575 sq ft

3d – 1,136 sq ft

## **LEASE TERMS**

The units are available on new Full Repairing and Insuring Leases for a period of years to be agreed.

## **ASKING RENTALS (per annum)**

2b - £9,750

3d - £7,250

## **VAT**

VAT will be charged on all charges at the applicable rate.

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## RATEABLE VALUES

Interested parties should make their own enquiries with Ryedale District Council (01653 600666)

## SERVICE CHARGE

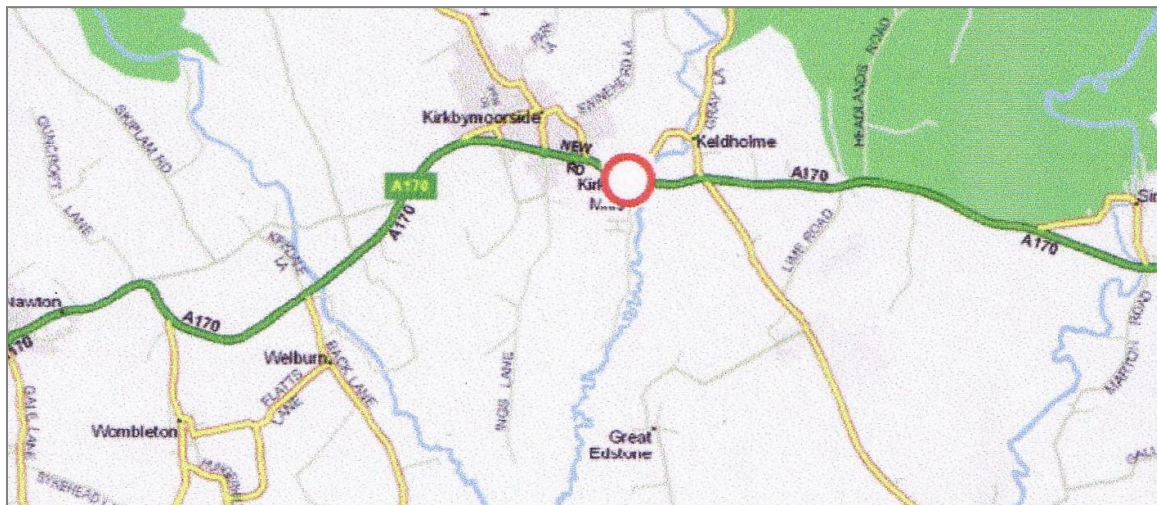
The current service charge figures ex VAT are :-

Unit 2B - £1,167 per annum Unit 3D - £942 per annum.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with the Sole Agents on [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929

Subject to contract - 050512rev120220



 Units available

MCBEATH PROPERTY CONSULTANCY LIMITED

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

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