

## YORK ROAD INDUSTRIAL ESTATE MALTON, YO17 6YD



Excellent industrial premises on popular industrial and business park  
With storage land

**1033.55 sq m (11,121 sq ft) plus 0.9 acre land, approx.**

- Industrial property with a range of features
- 3-phase power
- Good-sized yard plus additional storage land
- Excellent location close to town and A64
- 2 storey integral offices
- Suit industrial and hi-tech businesses
- Open plan works area

## 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**

The property is situated with frontage to Rye Close 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.

Malton has excellent public transport including the Trans-Pennine rail link and Yorkshire Coastliner bus route.

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 has loading doors to the rear elevation, 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 over 2 levels with reception area.
- Kitchen/W.C. facilities
- Space heating
- 3 phase power

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

Externally, the property has parking to the front of the site, a rear yard and additional storage land within secure fencing, amounting to approximately 0.9 acre (gross).

## **FLOOR AREA**

The property provides a gross internal floor area of approximately 939.97 sq.m. (10,114 sqft).

Additional space amounting to approximately 93.57 sq m (1,007 sq ft) of offices is situated at first floor level.

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## SERVICES

The property is connected for mains services, including electricity, water and drainage. There is a 3-phase power supply and oil fired heating.

## RATEABLE VALUE

From enquiries made on the VO website we believe the building has a rateable value of £43,750 which will be subject to the uniform business rate in order to assess the rates payable.

We are not aware of an assessment for the additional land.

## ASKING TERMS

We are instructed to request an asking rental of £99,750 per annum for the whole property including the additional land. VAT is applicable.

Consideration will be given to separating the building and additional land, subject to terms. Please contact the agents for details.

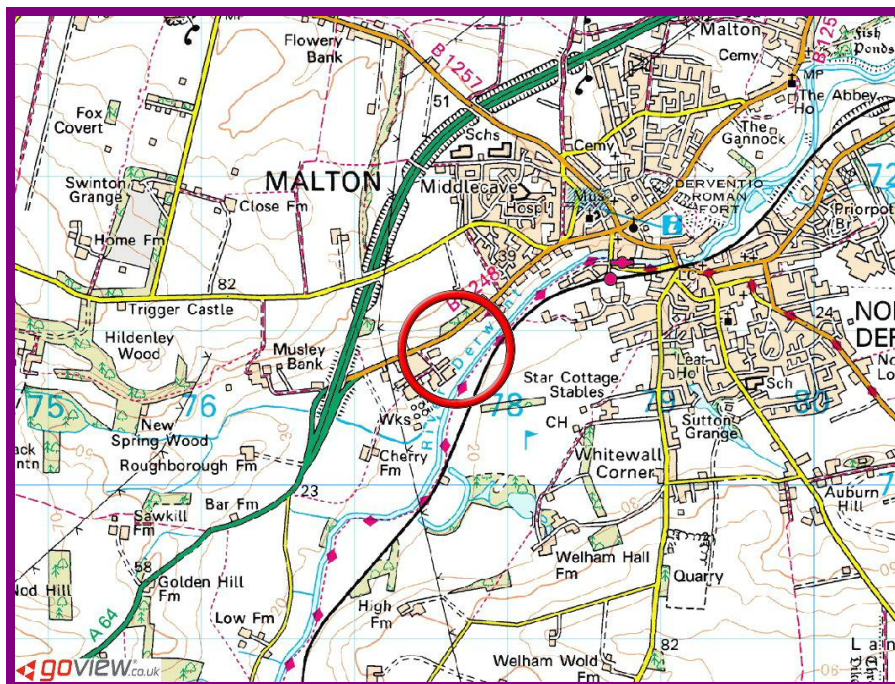
Consideration may be given to a sale of the unit/s. Further information on application.

## EPC (Energy Performance Certificate)

To be provided as appropriate.

## FURTHER ENQUIRIES AND VIEWING ARRANGEMENTS

Please direct further enquiries to [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) mob: 07725 416002 or 01904 692929 Viewing should be by prior appointment. *Subject to Contract - 020219*



### MCBEATH PROPERTY CONSULTANCY LIMITED

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

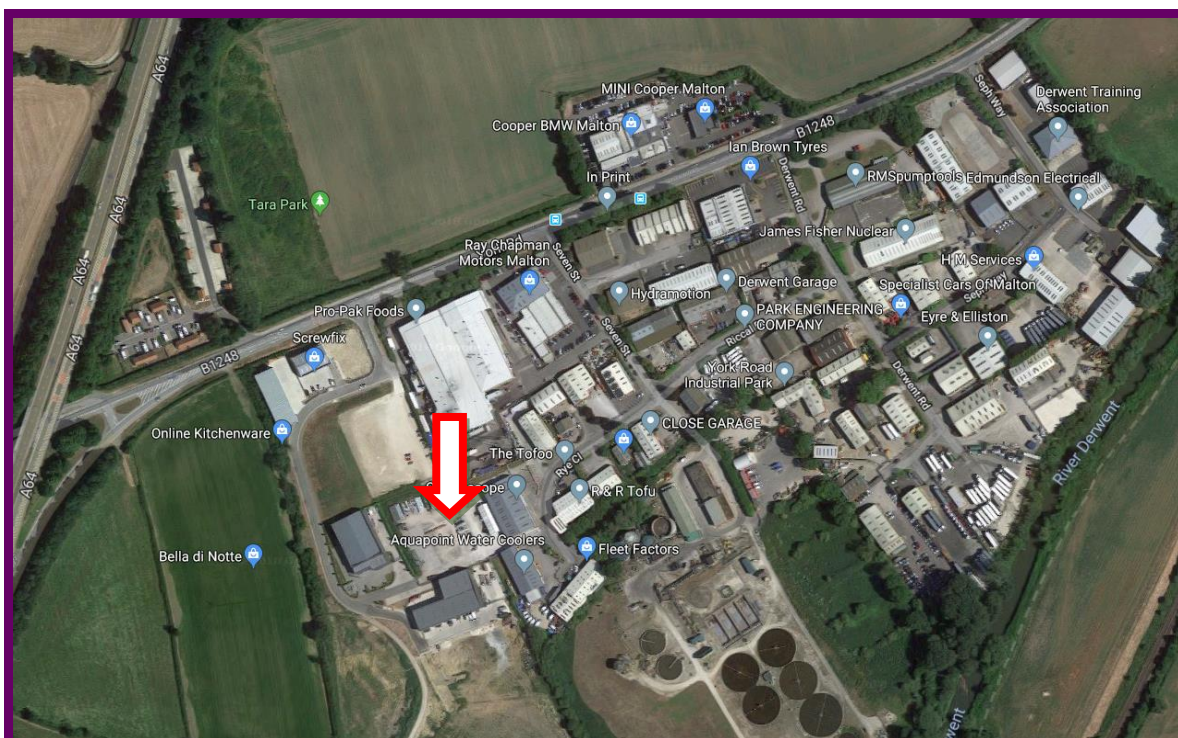
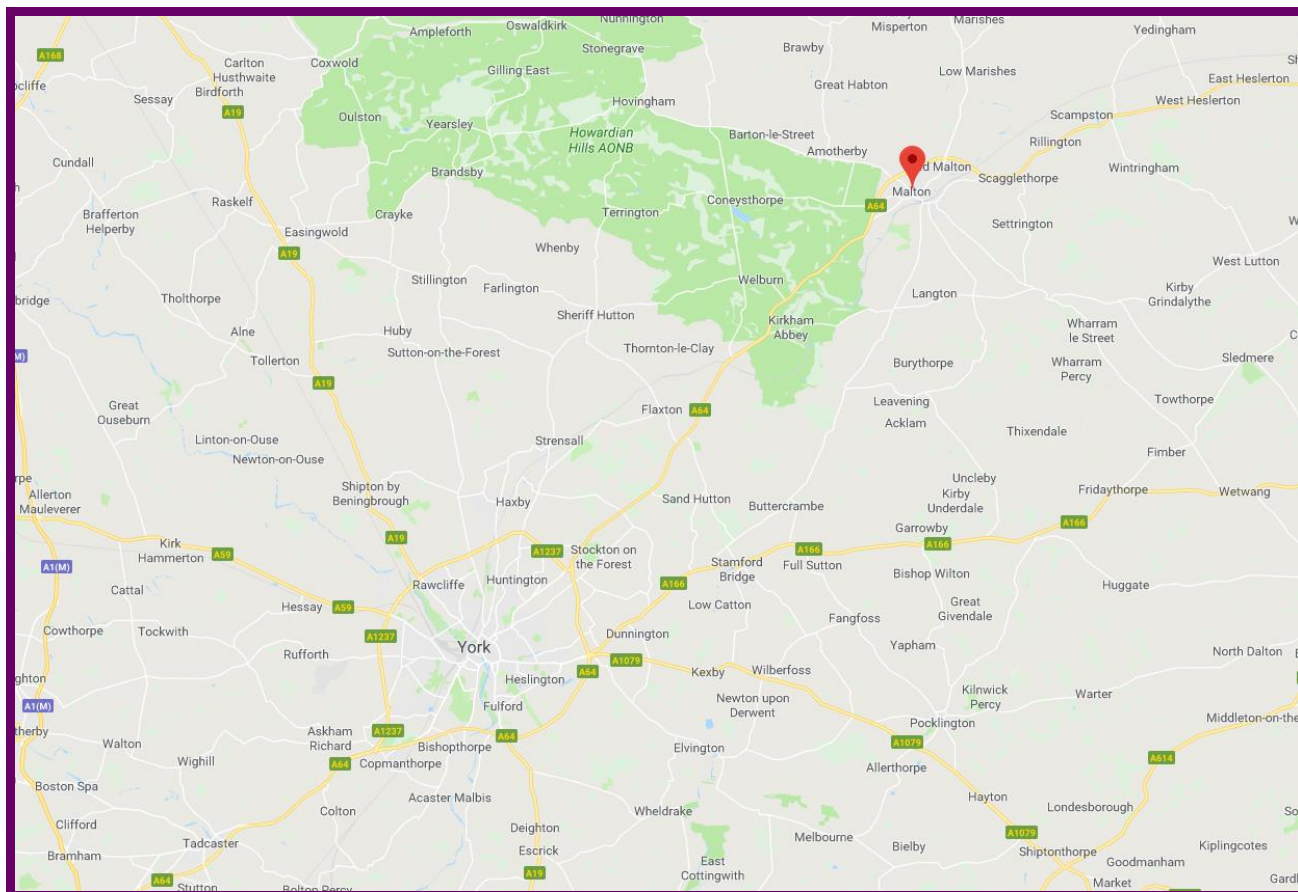
2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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

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