

YORK ROAD INDUSTRIAL ESTATE MALTON, YO17 6YF



Excellent showroom and industrial premises on
popular industrial and business park

410.69 sq m (4,419 sq ft)

- Excellent commercial property with a range of features
- 3-phase power
- Good-sized secure yard
- Excellent location close to town and A64
- Good quality internal fit out with offices
- Suit a wide range of businesses

FOR SALE

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 with prominent corner frontage to Derwent Road 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 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.

Malton has excellent public transport provision including a station on the Trans Pennine rail link and the Yorkshire Coastliner bus service. The local shopping facilities are very good with an extensive selection of shops, cafes, restaurant and other services, many of which are arranged around the historic Market Place.

DESCRIPTION

The property comprises a site that is developed with a commercial building of steel portal framed construction, clad with cavity brick and blockwork and timber finished insulated elevations. The property has a pitched roof, which is clad with double-skin insulated metal decking. The property is split into an open plan showroom with mirrored effect wall finish, suspended ceiling with integral lighting and tiled flooring, first floor offices and a full height workshop with mezzanine store.

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

- Solid concrete flooring
- Good quality lighting
- 2 x roller shutter loading doors (electrically-operated)
- Offices
- Kitchen/W.C. facilities
- Space heating

Externally, the property has a good sized secure fenced and gated yard, which is laid with paving and tarmac.

FLOOR AREA (GIA) approx.

Showroom	278.81 sq m (3,000 sq ft)
Workshop	53.07 sq m (571 sq ft)
FF offices	54.28 sq m (584 sq ft)
FF store	24.54 sq m (264 sq ft)
Total	410.70 sq m (4,419 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.

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.

SALE PRICE

£450,000

VAT

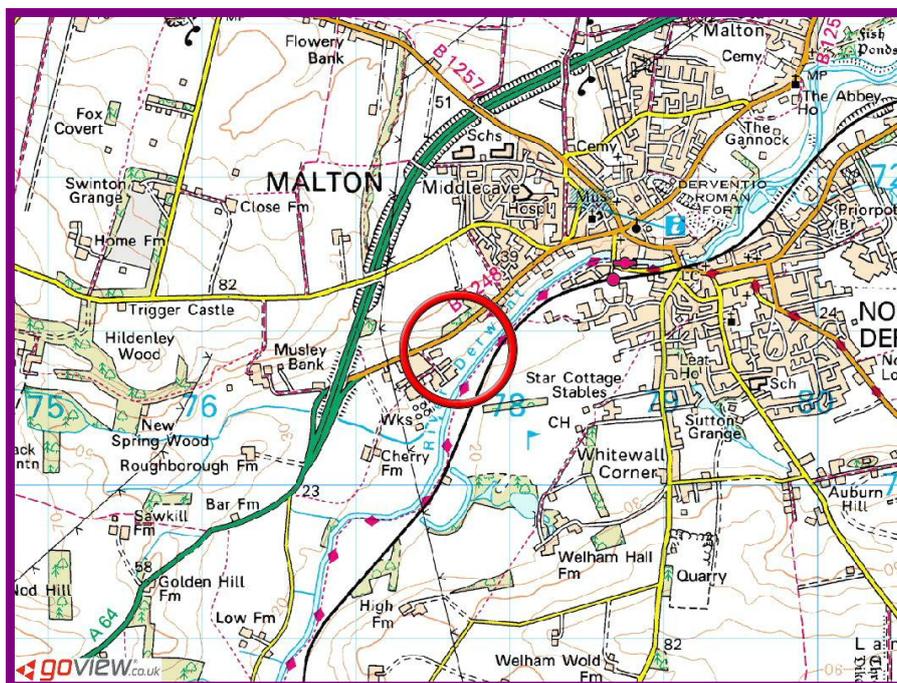
The price is subject to VAT at the applicable rate.

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.

Or Joint agents Walker Singleton (Paul Diakiw) 01274 452022

Subject to Contract - 010420



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



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.