

**YORK ROAD INDUSTRIAL ESTATE
MALTON YO17 6YB
North Yorkshire**



**Excellent self-contained industrial/warehouse unit with offices
With Investment income**

- Versatile business space
- Warehouse/workshop and offices
- 511 sq m (5,500 sq ft) approx. (plus first floor space)
- Ideal for a range of uses
- Sought after business location
- Walking distance to town centre and railway station
- Almost immediate access to A64

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.

LOCATION

This property is situated on Derwent Road on the York Road Industrial Estate, Malton.

The Estate is very prominently situated between the A64 dual carriageway and Malton town centre. As well as the excellent road links there are superb public transport connections. Malton train and bus stations are nearby. The train station is on the Trans Pennine link providing direct access to York, Scarborough, Leeds, Manchester (incl. Airport) and Liverpool. The Coastliner bus route provides services to the Yorkshire coastal towns, York and Leeds.

York Road Industrial Estate is the main industrial estate for Malton and the whole of Ryedale and comprises a wide range of office, industrial and showroom businesses.

DESCRIPTION

The property comprises a purpose-built industrial unit of steel portal frame construction, which is clad with cavity brick and double-skin insulated metal elevations with a pitched metal roof.

Internally, there is an open plan warehouse/workshop with loading doors to the front and side elevations. To the front and side of the property there are 2 storey offices which can be occupied as a whole with the workshop or separately by up to 4 businesses each having their own fitted kitchen and WC facilities.

Two of the ground floor office areas provide access to the main workshop/storage area which has electronically operated roller shutter loading access from the front and side yards. The unit has a solid concrete floor.

Exterior

To the front of the property, there is a tarmac laid parking area forecourt. To the side there is an enclosed loading yard that is also laid with tarmac.

FLOOR AREAS (Please note that these are approximate only)

Workshop/Warehouse 280.2 sq m (3,015 sq ft)

Ground Floor Offices (size of vacant suites shown)

Suite 1 61.27 sq m (660 sq.ft.)

Suite 2 64.15 sq m (690 sq.ft.)

Suite 3 67.74 sq m (720 sq.ft.)

First Floor Offices (LET) 198.0 sq m (2130 sq.ft.)

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SERVICES

The property benefits from mains electricity (including 3-phase), water and drainage.

TENANCY

The first floor offices are let on a 5 year lease from 9 December 2017 at a net annual rental of £11,670 per annum.

PRICE

£365,000

Leases of the vacant areas are available. Please contact the agents for lease details.

VAT

Rents and price are subject to VAT at the applicable rate

RATEABLE VALUE

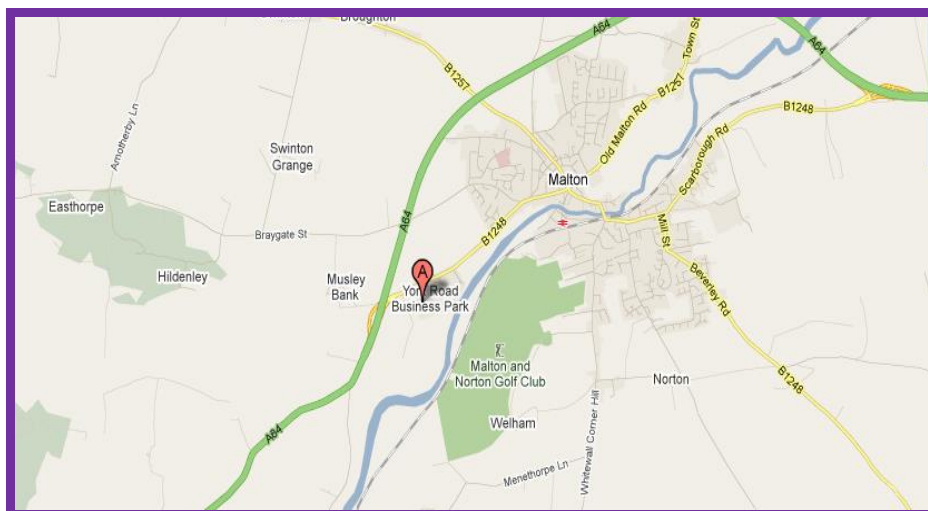
The separate occupancies are rated individually. Interested parties should make their own enquiries in this regard.

VIEWING AND FURTHER ENQUIRIES

By prior appointment with the sole agents andrew@mcbeathproperty.co.uk.

07725 416002

Subject to contract rev 210617310720



MCBEATH PROPERTY CONSULTANCY LIMITED

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