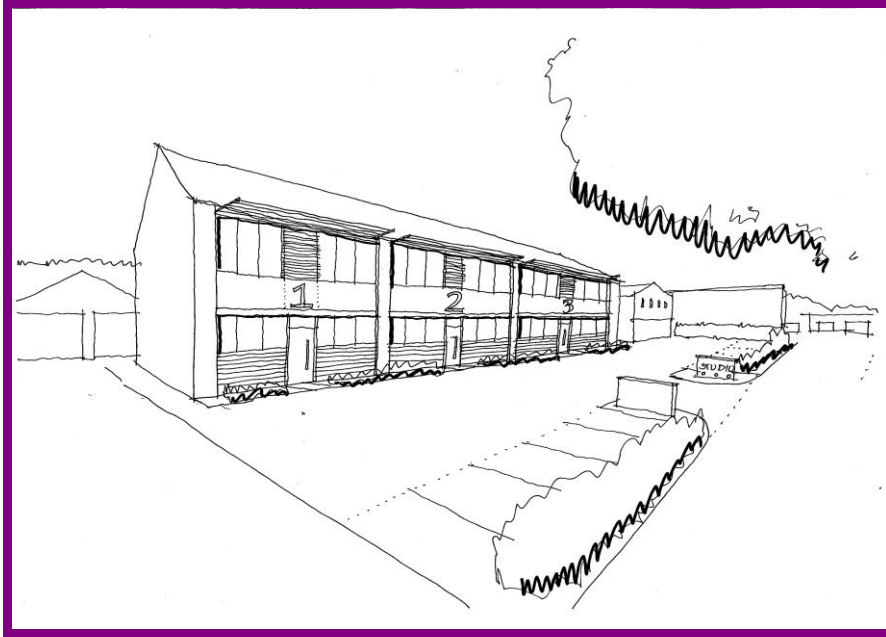


On behalf of Thomas's of York

NEW COMMERCIAL UNITS
SAWMILL LANE INDUSTRIAL ESTATE
HELMSLEY



A rare opportunity to acquire brand new business premises in the sought-after market town of Helmsley, North Yorkshire

- **SELF-CONTAINED SITE**
- **ESTABLISHED BUSINESS LOCATION**
- **PROMINENT FRONTAGE**
- **PURPOSE-BUILT BUILDINGS**
- **PROPOSED AVAILABILITY END 2021**

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.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

LOCATION

The property is situated on Sawmill Lane Industrial Estate on the outskirts of the historic and sought-after market town of Helmsley. Helmsley's town centre is within easy walking distance. The Property can be accessed from Station Road.

Helmsley is situated on the A170, which provides a connection between the Yorkshire coast at Scarborough to Thirsk, the A19 and the A1, offering excellent road links.

The town has a well-established and strong economic profile, thanks to highly-regarded employers, such as Thomas the Baker, Bisca, Duncombe Sawmill Limited, Duncombe Park Estate and North York Moors Park Authority.

Sawmill Lane is the main and best-established industrial estate in Helmsley, comprising a wide range of units and occupiers. Plans under the Local Development Framework are in hand for a major extension to the Industrial Estate.

DESCRIPTION

The property comprises a site that is to be re-developed with a purpose-built building of steel-frame construction, and attractive insulated wood and pre-formed cladding, that is to be split into 3 self-contained 2-storey business units.

FLOOR AREAS

The buildings will each provide the approximate floor areas below:

Ground Floor -	105.02 sq.m. (1,130 sq.ft.)
First Floor -	105.02 sq.m. (1,130 sq.ft.)

SERVICES

The site is connected for mains electricity (including 3-phase), water and drainage.

RATEABLE VALUES

To be assessed.

TERMS

We are instructed to offer the property on new effective full repairing and insuring lease for a term and rental to be agreed, subject to internal fit out requirements.

VAT

The rent is subject to VAT at the applicable rate.

FURTHER ENQUIRIES

We are able to arrange a site visit. Please contact the Sole Agent.
andrew@mcbeathproperty.co.uk or 07725 416002

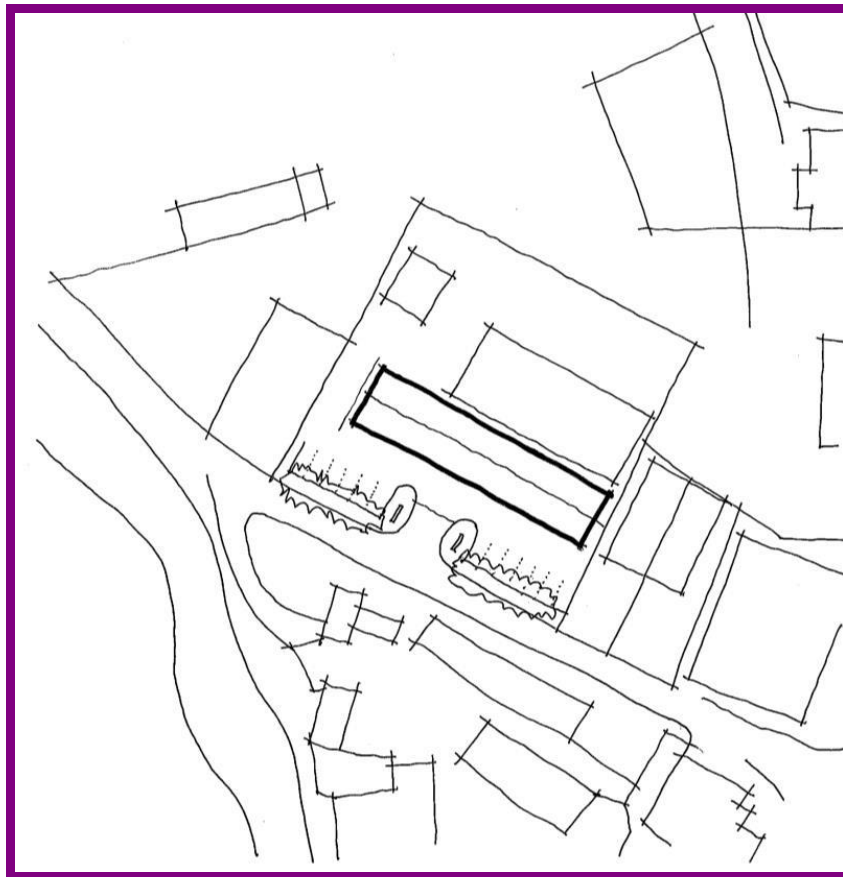
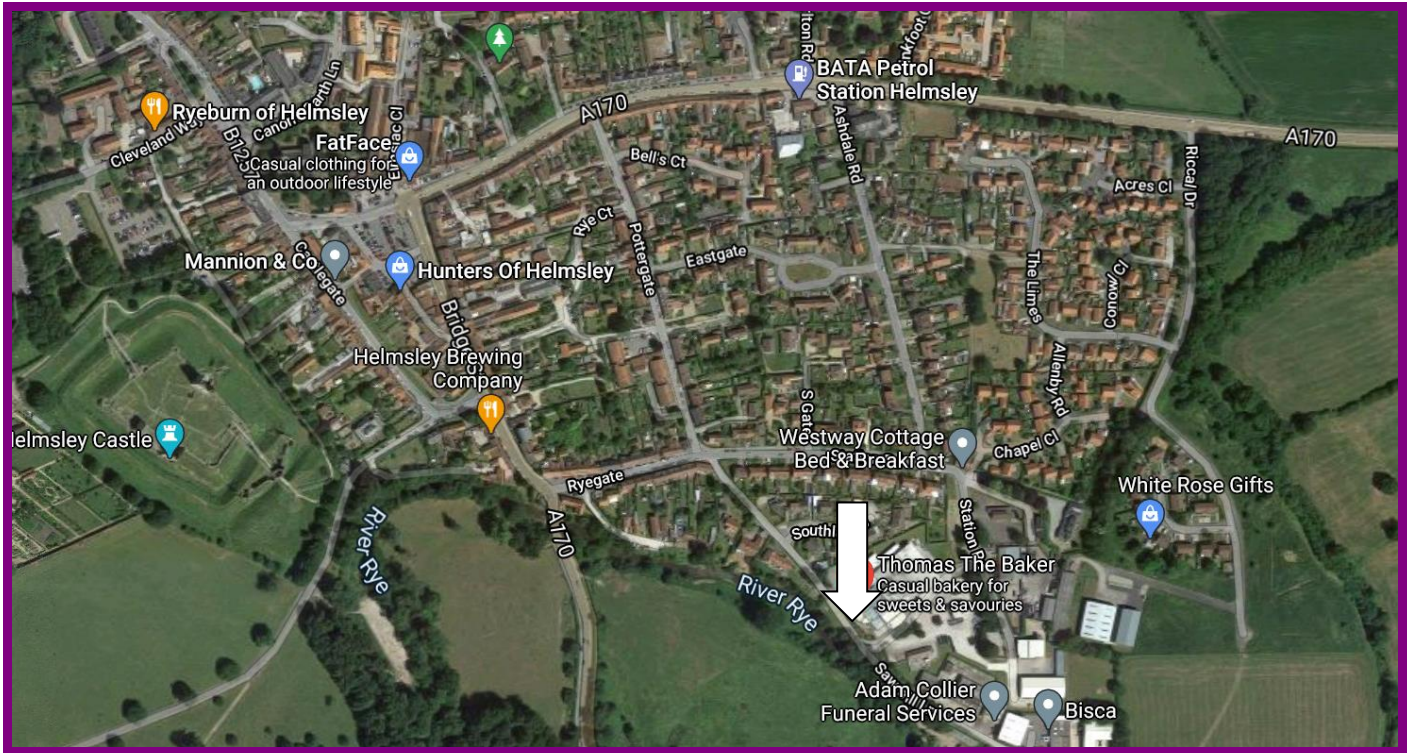
Subject to Contract 121020

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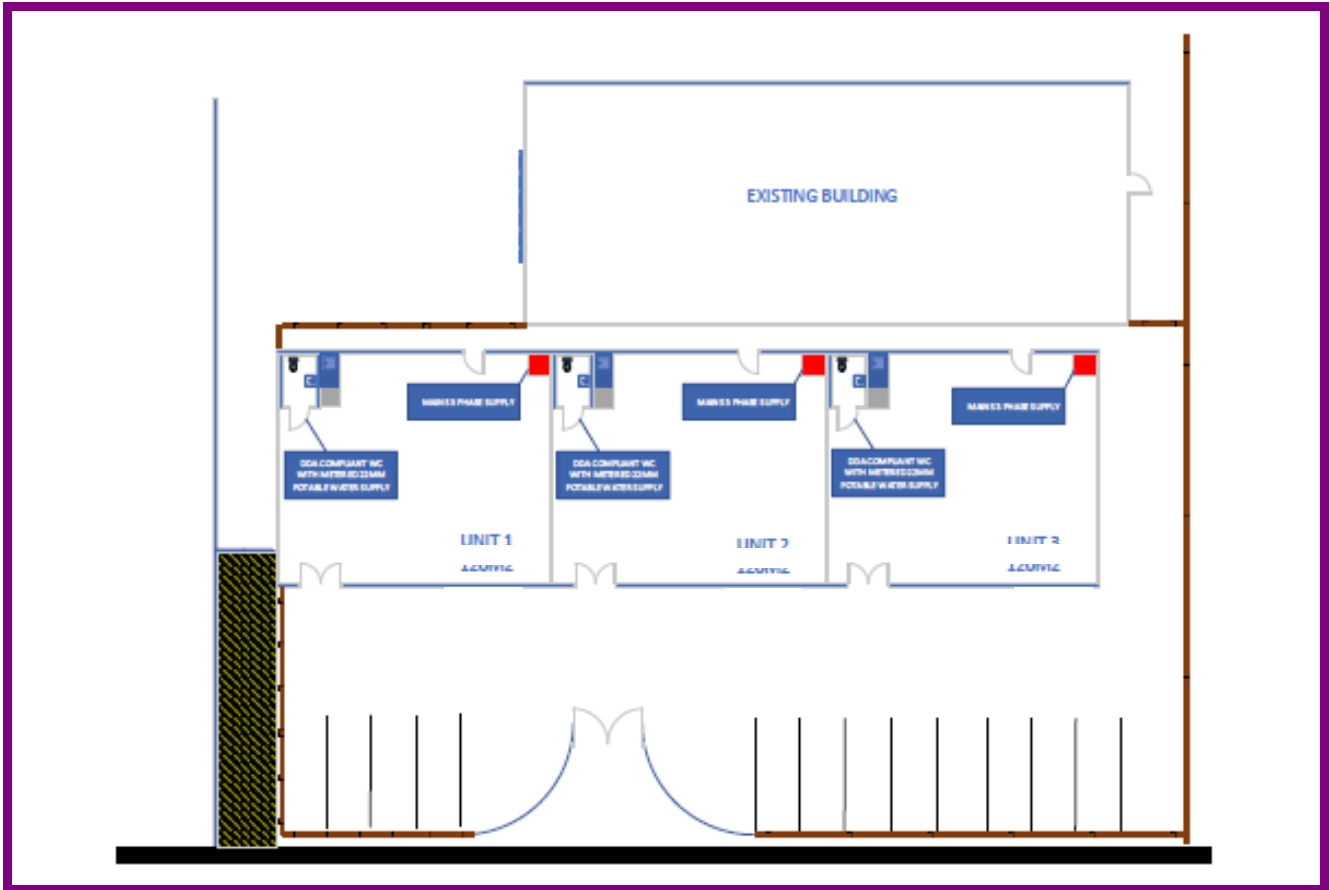
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2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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REGISTERED IN ENGLAND NO. 5491610

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Indicative layout for guidance purposes only

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