

# Industrial and Warehouse Units, Malton Road Industrial Estate YORK YO32 9TN



- **Established Business Location**
- **Highly Prominent frontage to A64**
- **Suitable for a range of businesses**
- **Adaptable open plan space**
- **Large external yard area**
- **Available on a new lease**

## 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**

Malton Road Industrial Estate is located immediately off the A64 Malton Road less than 1 mile from the Hopgrove junction with the A1237 North York ring road thereby providing excellent access to the regional and national road networks as well as central York. York city centre is approximately 3 miles distant and the extensive retail and leisure facilities of Monks Cross are a short drive. The Highwayman café and services is directly opposite the site and Thompsons fish and chip restaurant and the Four Alls pub are also close by.

The industrial estate is well established with a range of local and regional businesses based there.

## **Description**

The available premises comprise industrial and warehouse units primarily of steel portal frame construction with brick/blockwork and sheet profile elevations under a pitched profile sheet clad roof incorporating translucent rooflights. The buildings are accessed via roller shutter loading doors and personnel doors. Internally, the buildings have reinforced concrete floor slabs and are serviced by water and 3 phase electrics. The buildings have high bay suspended halogen or similar lighting units.

## **Current availability**

Unit 1 – The most prominent unit on the estate.

This unit has a gross internal floor area of 2,136 sq ft (198.42 sq m).

## **Services**

Water and drainage to a private septic tank and 3 phase electrics.

## **Terms**

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## **Rent**

£35,000 per annum

## **Business Rates**

Please contact the agents for rates information for the unit of interest. Alternatively enquiries should be directed to the Valuation Office Agency website.

## **Energy Performance Certificate**

The Energy Performance Certificate will be available upon request, if required.

## **VAT**

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by the agents will be deemed exclusive of VAT.

### **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.

### Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

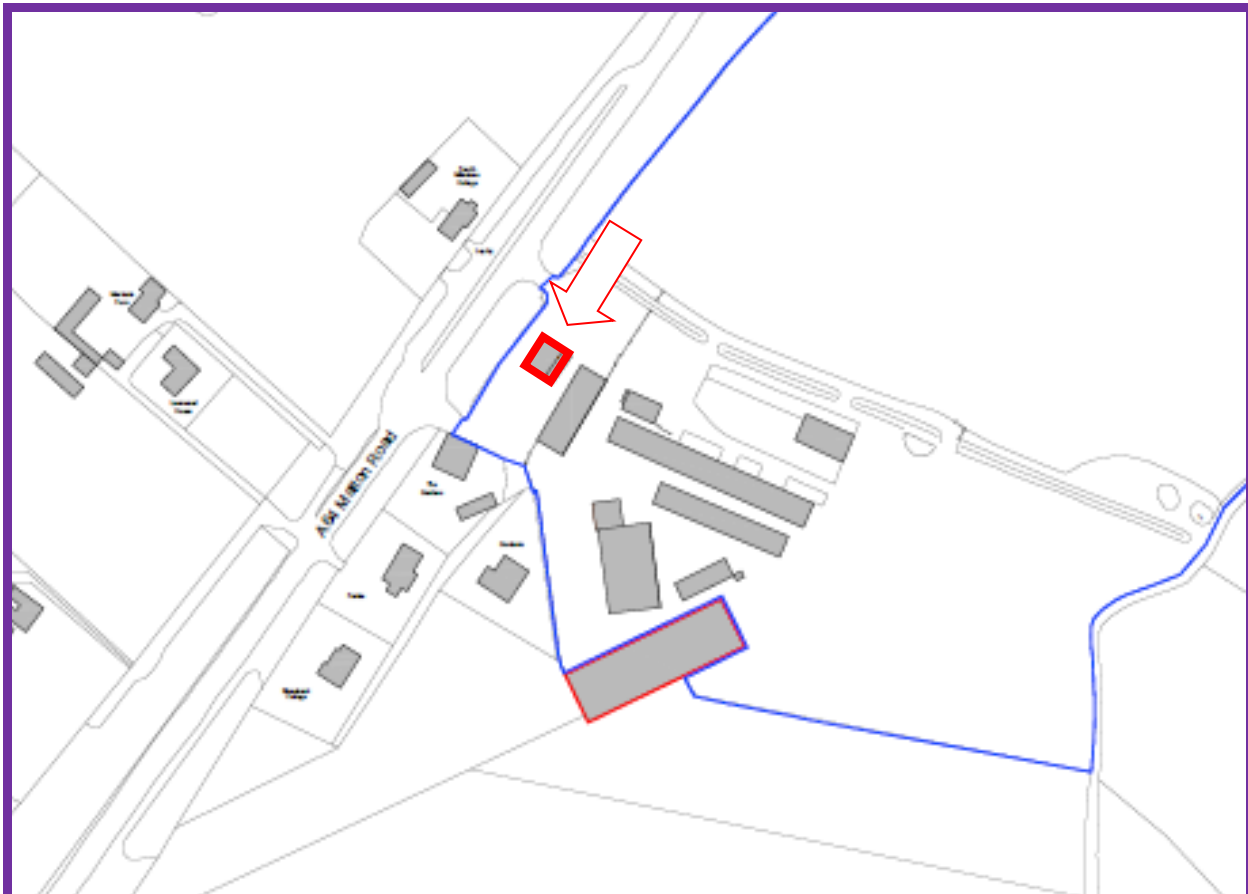
### Further Information & Viewing

Please contact the joint sole agents;

McBeath Property Consultancy Ltd – [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)

mob:07725 416002 or Tel: 01904 692929

or Lawrence Hannah - [miles1@lh-property.com](mailto:miles1@lh-property.com) 01904 659 800:



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)

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.