

**MALTON ENTERPRISE PARK
YORK ROAD INDUSTRIAL ESTATE
MALTON YO17 6AB
North Yorkshire**



Plot 6 Unit 7

- **Major new commercial scheme**
- **Recently built unit of approx. 143.4m² (1,543 sq ft)**
- **Prestigious location**
- **Includes mezzanine**
- **Ideal for small and growing businesses**
- **Excellent occupier profile already established**

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 located at Malton Enterprise Park, a major new business park situated with immediate frontage to York Road Industrial Estate on the outskirts of the thriving market town of Malton. Malton Enterprise Park has already attracted Screwfix, Toolstation, Online Kitchenware, Bella di Notte, Travis Perkins, JMP.

York Road Industrial Estate is situated between the A64 turn-off and Malton town centre, therefore offering excellent road links. Malton benefits from superb public transport service including the Yorkshire Coastliner bus service which connects the town with Scarborough, York and Leeds and the Trans-Pennine rail service which connects the town with Scarborough and a number of towns across to Liverpool including, York, Leeds and Manchester. The York connection provides a link to the east coast mainline. London can be reached in under 2 hours 30 minutes.

Malton is an affluent and bustling market town with an ever-expanding range of employers including many from the new sectors of advance engineering, science and technology and professional services, amongst others.

DESCRIPTION

The subject unit is situated on one of the established phases of development and is built to the best modern standards.

The unit is of steel portal framed construction clad with insulated profiled sheeting. It is designed with maximum flexibility to allow a range of business occupiers to take advantage of the facilities that are provided, including, WC, tea-point and on-site car parking. The unit includes a useful mezzanine floor.

The approximate floor area is 96.93 sq m (1,043 sq ft) on the ground floor plus approximately 46.47 sqm (500 sq ft) on the mezzanine floor.

TERMS

The unit is made available on a new full repairing and insuring lease for a period to be agreed at a commencing rental from £13,750 per annum excl. (plus VAT)

SERVICES

The property will be connected to all mains services including, electricity (3-phase), water and drainage.

VIEWING AND FURTHER ENQUIRIES

Please direct all enquiries to the sole agents, Andrew McBeath of McBeath Property Consultancy Limited andrew@mcbeathproperty.co.uk or 07725 416002.

Subject to contract 061222

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All artists impressions and plans for guidance purposes only and are not to scale



The unit and car spaces are shown edged red

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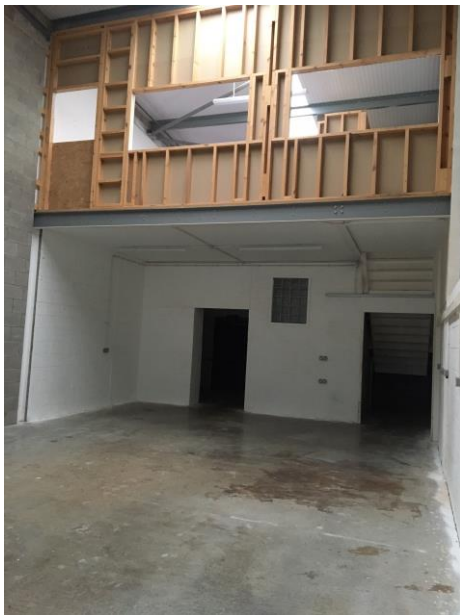
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2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

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