

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



**Brand new state of the art offices at one of
North Yorkshires most prestigious developments**

- **Major new commercial scheme**
- **Office units from approx. 116.35m² (1,252ft²) net**
- **Larger space of up to 5,008ft²**
- **Highly accessible location**
- **Fully Fitted to high specification**
- **Bright open working environment**
- **WCs and kitchenettes provided**
- **Ideal for pension funds (SIPPs and SSASs)**

FOR SALE or 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 development 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 major national occupiers and respected local firms.

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

- Available now
- From 1,252 to 5,008 sq ft net approx
- Modern specification
- Data and AC networking
- Air-conditioned and heating system
- Fully carpeted or floor coverings
- Car parking incl. visitor spaces
- Larger sizes can be provided
- Electric car charging available on site
- Spacious open working environment
- LED lighting, modern ceiling finish
- Secure site
- Cycle storage
- WC and Kitchen facilities within unit
- Fully maintained site

TERMS

The units will be made available for sale with prices starting from as little as £270,000 or, on new full repairing and insuring leases for a period that is to be agreed at commencing rentals that start from only £22,000 per annum excl. VAT charged at the applicable rate

The developer is happy to discuss individual design specifications.

SERVICES

The properties 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

IMPORTANT NOTICE Please have a look at the website www.maltonenterprise.com

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Subject to contract 250122200323

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All artists impressions and plans for guidance purposes only

Plans not to scale. Please contact the agents if hard copies, pdfs or CADs are required

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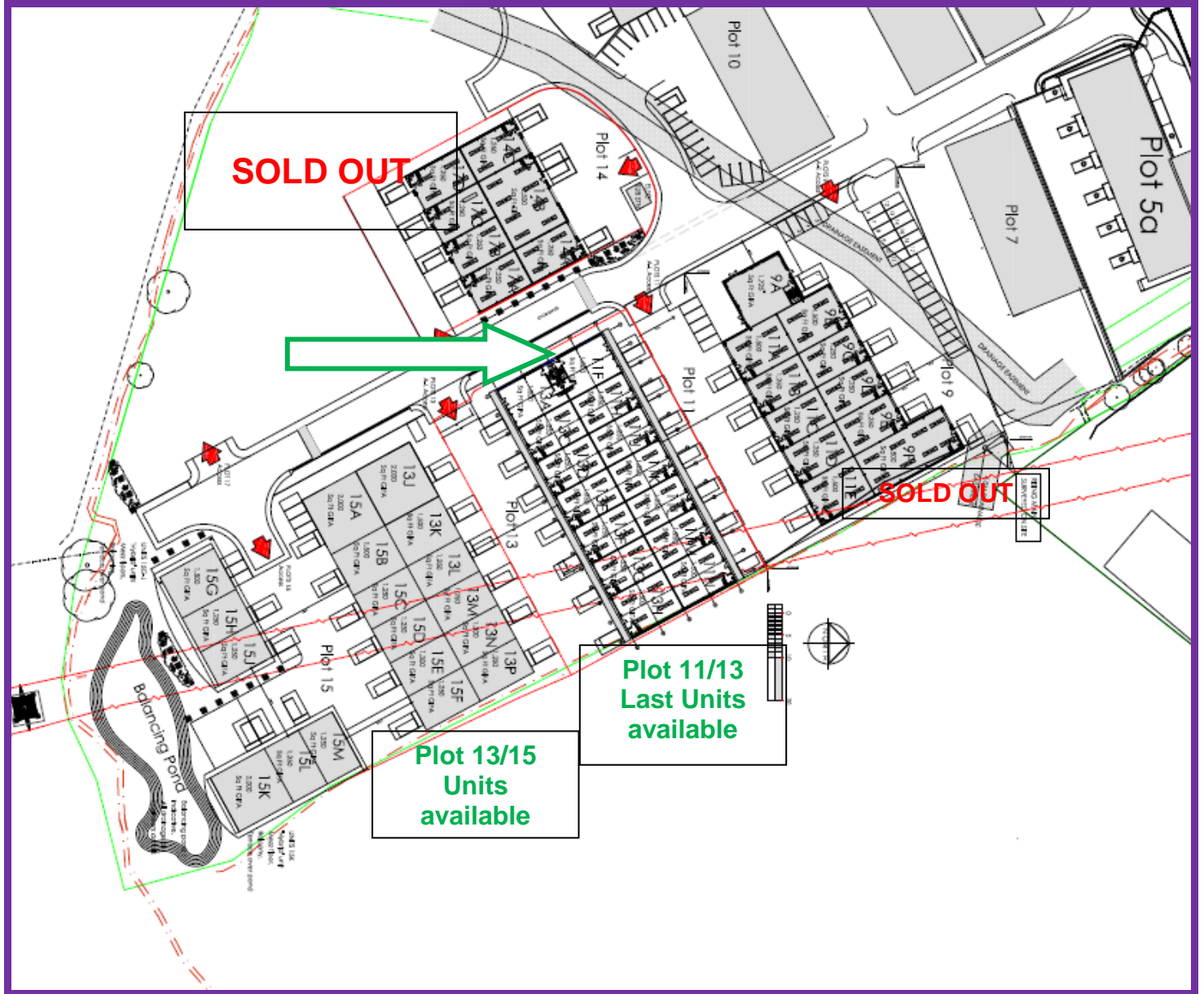
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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



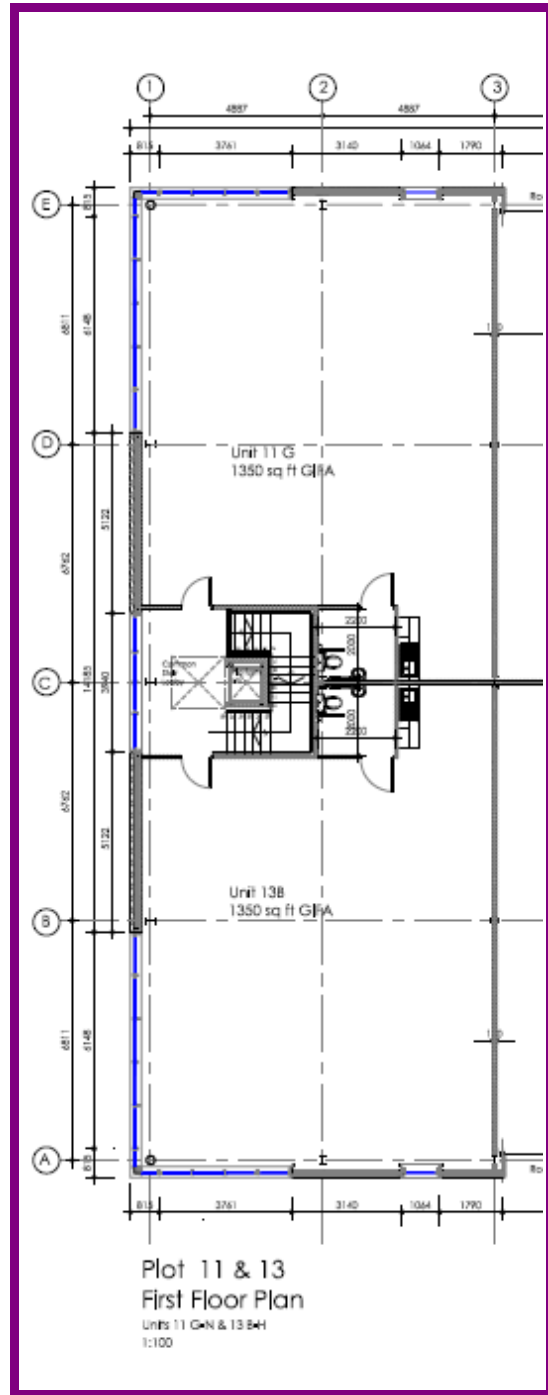
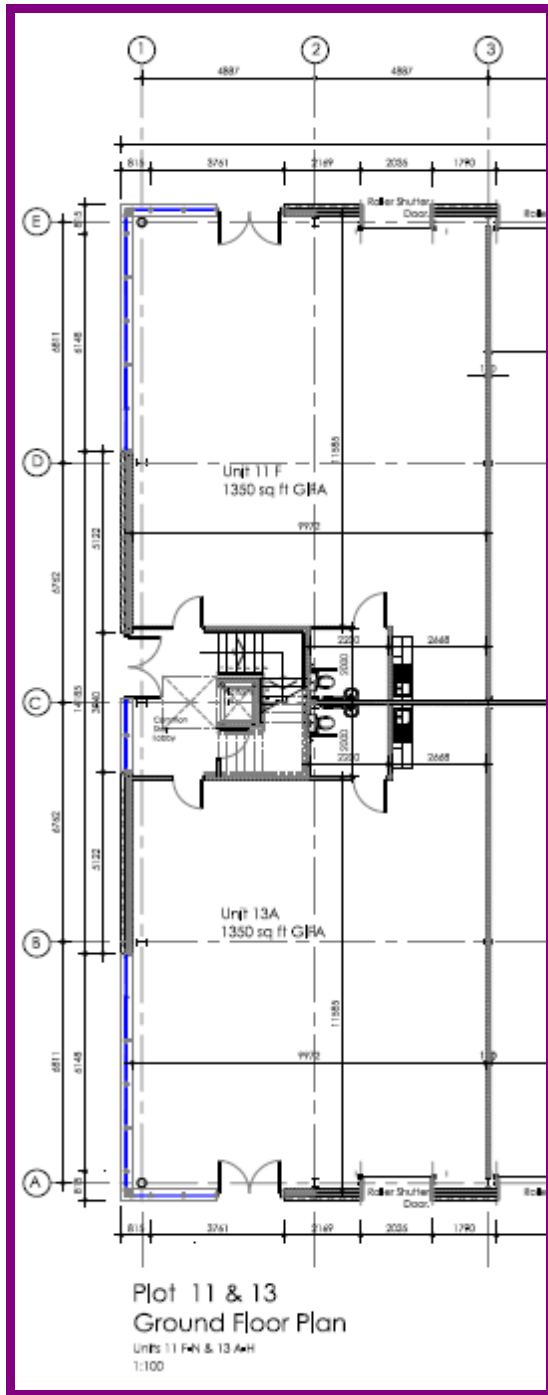
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Not to Scale – for indicative purposes only

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New Commercial Units already built and occupied.

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