

YORK ROAD INDUSTRIAL ESTATE MALTON, YO17 6YF



Excellent new industrial premises on popular industrial and business park

- Excellent industrial property with a range of features
- 3-phase power
- Good-sized yard
- Excellent location close to town and A64
- Bespoke fit out available subject to increased rental
- Suit industrial and hi-tech businesses

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.

LOCATION

The property is situated to the rear of a prominent corner site with frontage to Hertford Way and Seph Way on the York Road Industrial Estate, which is strategically positioned between the A64 dual carriageway and Malton town centre.

York Road Industrial Estate provides immediate access to the A64 and Malton town centre, which is within walking distance.

The Estate is established as Ryedale's largest and most popular business area, with a wide range of business uses, including office, warehouse, industrial and showroom.

DESCRIPTION

The property comprises a site that is developed with an industrial building of steel portal framed construction, clad with cavity brick and blockwork and insulated double skin metal elevations. The property has an even-pitch roof, which again is clad with double-skin insulated metal decking. The property is split into 4 self – contained units.

The subject property is the last remaining unit and has a loading door to the front elevation, overlooking the yard and a range of other features typically found in industrial buildings:

- Solid concrete flooring
- High bay lighting
- Roller shutter loading doors (electronically-operated)
- Works offices (by arrangement and subject to additional cost)
- Kitchen/W.C. facilities (by arrangement)
- Space heating (if required and by separate agreement)

Externally, the property has a large shared yard area and marked parking spaces.

FLOOR AREA (Ground Floor GIA) approx.

The area below can be increased with a mezzanine floor.

4d 184 sq m (1,980 sq ft)

SERVICES

The property is connected for mains services, including electricity, water and drainage.

RATEABLE VALUE

From enquiries made on the VOA website we believe that the property has a rateable value of £12,500 (2023 list) which will be subject to the business rate in the £. However interested parties are advised to make their own enquiries.

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ASKING TERMS

The rent is £17,850 per annum (subject to specification of unit).

FURTHER ENQUIRIES AND VIEWING ARRANGEMENTS

Please direct further enquiries to andrew@mcbeathproperty.co.uk mob: 07725 416002 or 01904 692929 Viewing should be by prior appointment. *Subject to Contract - 271122*



MCBEATH PROPERTY CONSULTANCY LIMITED

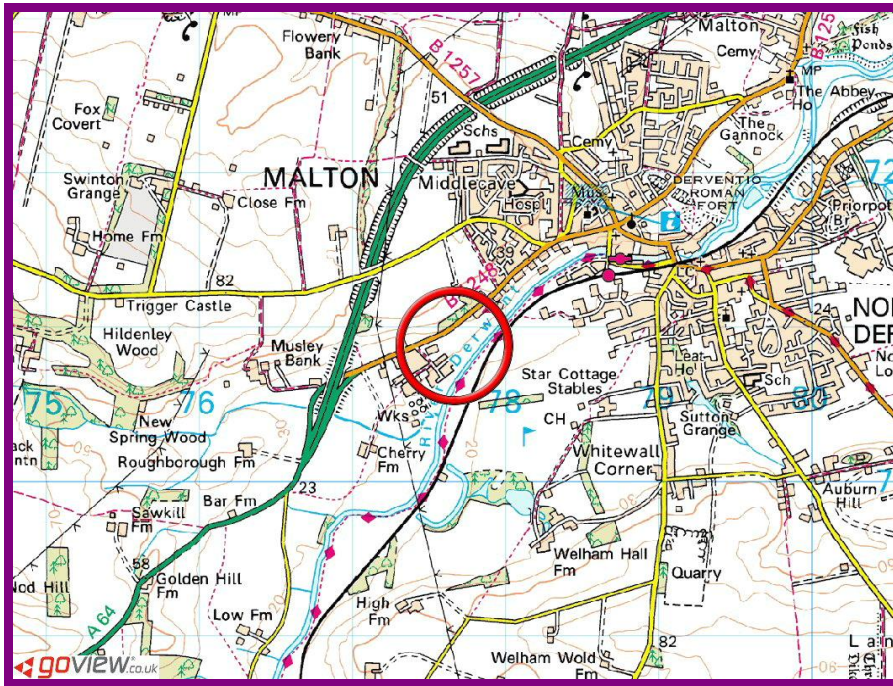
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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