

# Victory Mill, Priestman's Lane, Thornton Dale, N.Yorks YO18 7RU



## BUSINESS UNITS

- A range of differently sized suites
- Distinctive building in picturesque setting
- Shared kitchen/canteen/WCs
- Suit range of businesses (subject to planning)
- Furnished options available
- Large car park
- Accessible to major routes

## 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 in a private yet easily accessible location with direct road connection to the A170 in Thornton Dale. Thornton Dale is a very popular and attractive village with excellent amenities with several shops, cafes and restaurants.

Being so well situated on the A170 road access is very good and there are also good bus connections.

Thornton Dale is close to the famous market town of Pickering Road and is within easy reach of the towns Thornton Road Industrial Estate which is North Ryedales most established and largest industrial area, comprising a range of uses including industrial, office, car showroom, trade warehouse and leisure.

Pickering itself is an attractive market town at the foot of the North York Moors that has a diverse economy with employers from the tourism, agriculture and more recently the hi-tech and advanced engineering sectors.

Road and public transport access is very good with the A170 and A169 roads connecting to major regional routes. The nearby town of Malton provides rail links to York and the rest of the country with London reachable in less than 2hrs 30 minutes.

## **DESCRIPTION**

We are offering furnished or unfurnished business rooms which could be suitable for a range of uses within the Category E business class (Town and Country Planning Use Classes Order 2021).

The suites are ideal for small businesses and enterprises. The rooms could be suitable for other uses, for example health practitioners (subject to planning as necessary and/or appropriate).

There are excellent on site facilities including WCs, fitted kitchen/canteen.

Externally there is a large car park and extensive landscaped garden areas.

## **UNIT FLOOR AREAS**

Front office –	163 sq ft
Main Office –	706 sq ft
Meeting room –	230 sq ft
Office/Store –	233 sq ft
Kitchen –	146 sq ft.

Units can be combined and storage space may also be available.

Please contact the agents for current availability.

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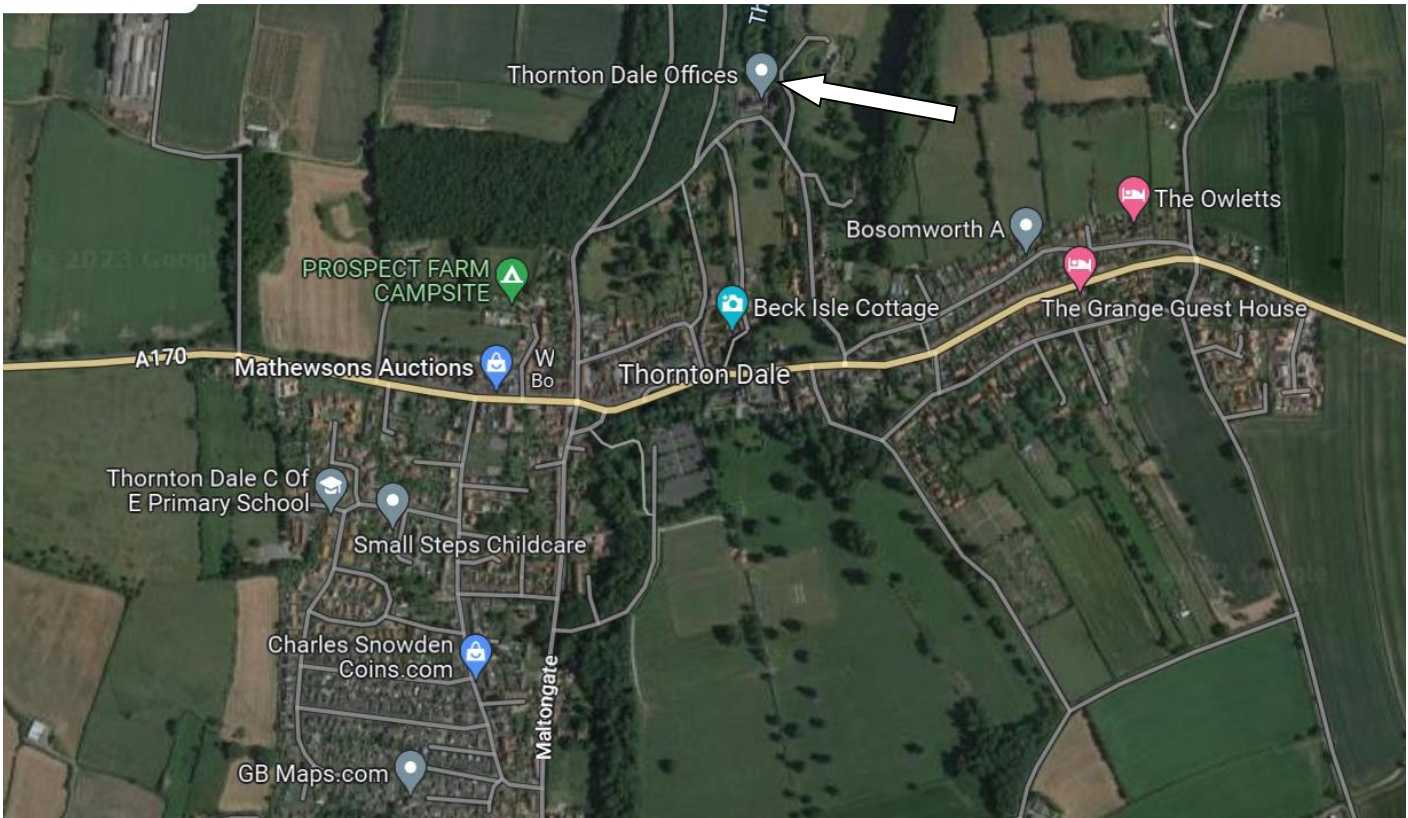
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## LEASE TERMS

The units are available on inclusive tenancy arrangements at a cost of £25 per sq ft plus VAT. This charge will include rent, utility bills, management charge, buildings insurance and maintenance and waste disposal. Tenants will be responsible for their own business rates. Small businesses may be eligible for rates relief.

## FURTHER INFORMATION

For further information and viewings please contact the sole agents on [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk), 07725 416002 or 01904 692929.  
Subject to Contract 010423



MCBEATH PROPERTY CONSULTANCY LIMITED

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

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