

MALTON, Yorkshire

THE PYRAMID ESTATE, SHOWFIELD LANE, YO17 6BT



INDUSTRIAL BUILDINGS

- Excellent established location
- 2 units of 5,000 and 5,552 sq ft approx.
- Short drive to A64 arterial road
- Walking distance to town centre
- 3 phase power
- Secure shared site with large yard areas
- Internal office and kitchen facilities

TO LET

Location

Located to the north of Malton Town Centre and benefitting from good access to both the Town Centre and the A64, Showfield Lane Industrial Estate is one of the prime trade locations in North Yorkshire. Other operators established on the site include Calverts Carpets, Jewsons, MKM Building Supplies and Howdens Timber. The Pyramid Estate is a private development of units at the end of Showfield Lane.

Description

There are 2 units that would suit workshop or warehouse use.

Unit B is a fully open plan workspace with a small office and WC.

Unit C also has an open plan workspace but also provides offices, canteen and storage at ground floor and mezzanine level.

These units are of steel frame construction with brick and metal clad elevations, and have use of large, shared yard and parking areas. Unit B has a substantial concrete forecourt.

The units benefit from the following: -

- Good eaves heights
- Ground level electrically operated loading doors
- Excellent parking/loading facilities and yard space
- Fitted with WC and kitchen facilities
- Ancillary space

Floor Area (gross internal approximate)

Unit B 5000 sq ft (464.68 sq m)

Unit C 5552 sq ft (515.98 sq m) includes mezzanine space

Services

We are advised that the property is connected for all mains services; electricity (incl 3-phase), gas and water.

Planning

We understand that the property has planning consent for both B2 and B8 use, but interested parties should make their own enquiries with the local planning authority.

Lease Terms

The property is available on a new full repairing and insuring lease for 5 years.

- Unit B: £32,500 per annum

- Unit C: £34,000 per annum

The units are adjacent to each other and can also be offered together to a single business.

Rateable Value

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable values.

2023 list – Unit B: £23,000 Unit C – To be confirmed.
(subject to the business rate in the pound)

VAT

The rents are subject to VAT at the applicable rate.

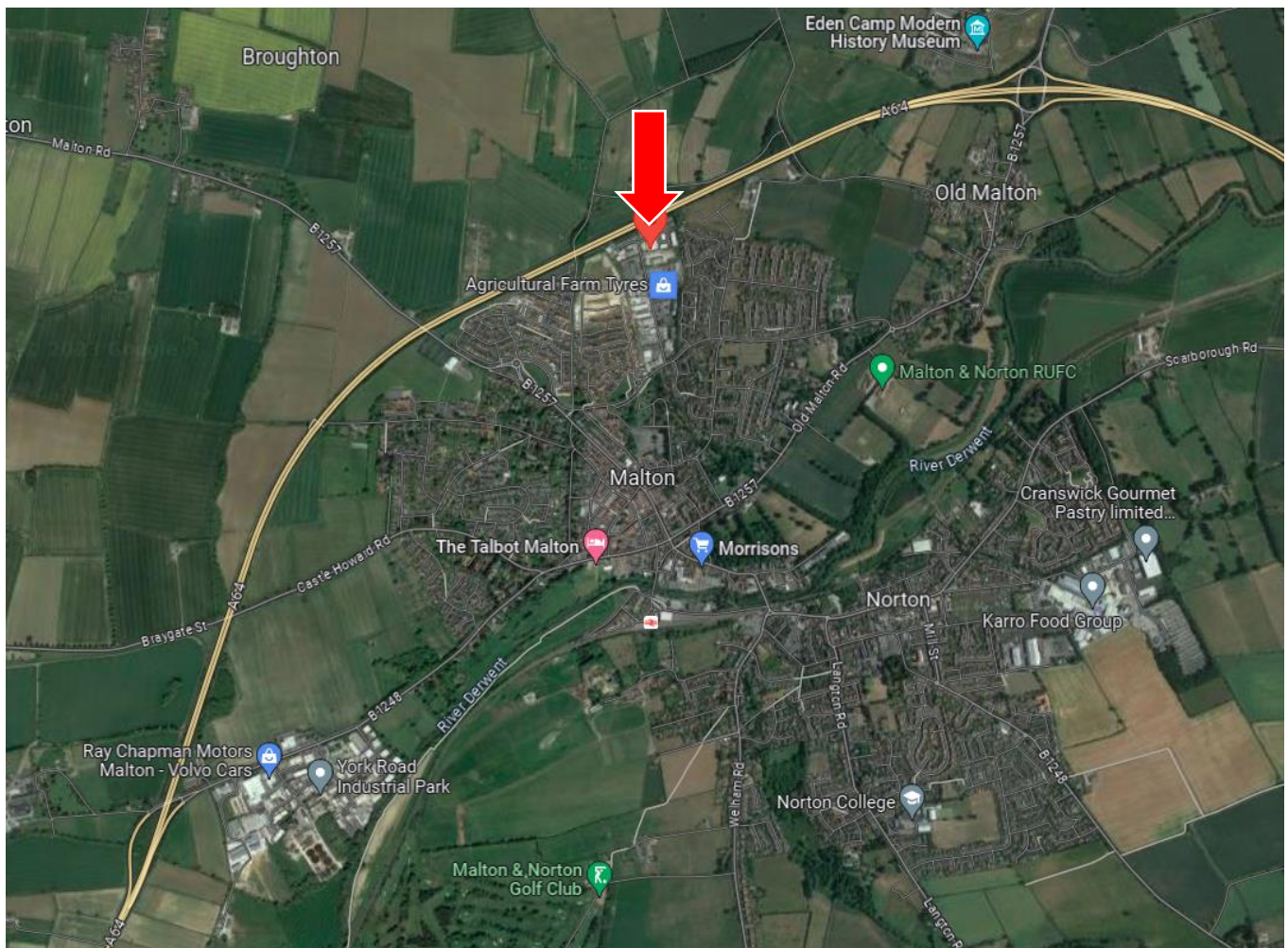
Viewing

Viewings are by strictly prior appointment with the joint sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929.

Subject to contract - 061123

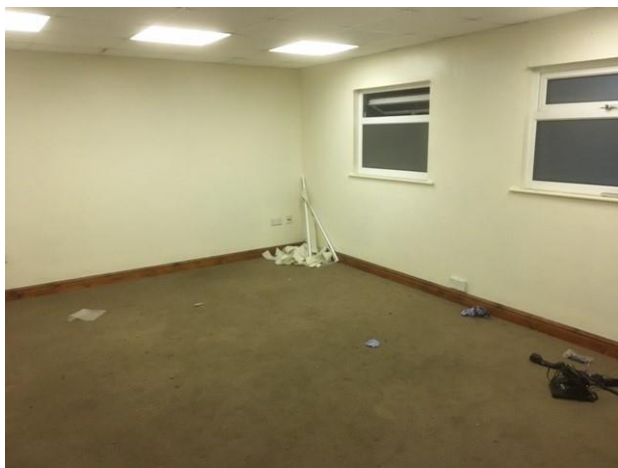
Location Map

The following plans are for identification purposes only.





Additional Photos



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.