

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



Units 11J and 13D

- **Major new commercial scheme**
- **2 New units of approx. 116m² (1,250ft²) each**
- **Prestigious location**
- **Can be offered individually or combined**
- **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.

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 units are situated on one of the most recent phases of development and are built to the best modern standards.

The units are of steel portal framed construction clad with insulated profiled sheeting. They are designed with maximum flexibility to allow a range of business occupiers to take advantage of the superb facilities that will be provided. The property comprises facilities including, WC, tea-point and on-site car parking. They are built to a height that offers ample opportunity for mezzanine floors.

The units are built back to back and can be offered separately or combined to form a larger unit of double size.

The floor areas therefore are 1250 – 2500 sq ft (116 – 232 sqm).

TERMS

The units will be made available on new full repairing and insuring leases for a period to be agreed at commencing rentals from £12,500 per annum excl. (plus VAT)

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.

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



The units are shown edged red

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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