

# MALTON, Yorkshire, YO17 6BT

UNIT E1 THE PYRAMID ESTATE, SHOWFIELD LANE,



## INDUSTRIAL BUILDING

- Excellent established location
- 1,980 sq ft plus mezzanine of 546 sq ft approx.
- Short drive to A64 arterial road
- Walking distance to town centre
- 3 phase power
- 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

The unit would suit workshop or warehouse use, comprising open plan workspace with a small office and WC. To the side there is a mezzanine store.

The unit is of steel frame construction with insulated brick and metal clad elevations, and have use of large shared yard and parking areas.

The unit benefits from the following: -

- Good eaves heights
- Ground level electrically operated loading door
- Excellent parking/loading facilities and yard space
- Fitted with office, WC and kitchen facilities
- Ancillary mezzanine space
- Overhead lighting
- Gas heater
- 3-phase power

## Floor Area (gross internal approximate)

1980 sq ft (184.02 sq m) plus mezzanine space 546 sq ft (50.74 sq m)

## 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 are suitable for E, B2 and B8 uses, 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.

Rental - £17,950 per annum

## Rateable Value

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

2023 list – £11,750 (subject to the business rate in the pound)

## VAT

The rents are subject to VAT at the applicable rate.

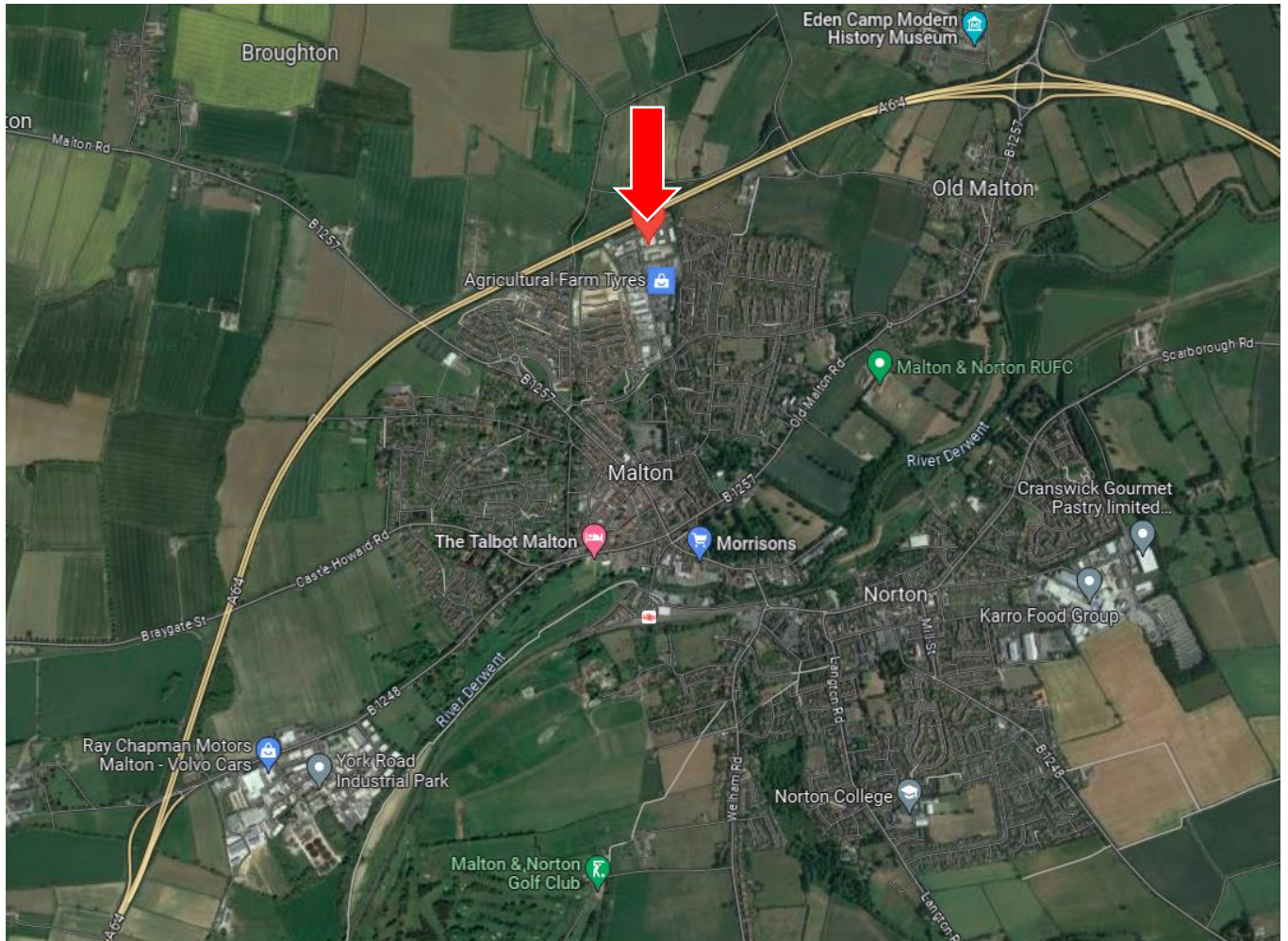
## Viewing

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

Subject to contract - 040424

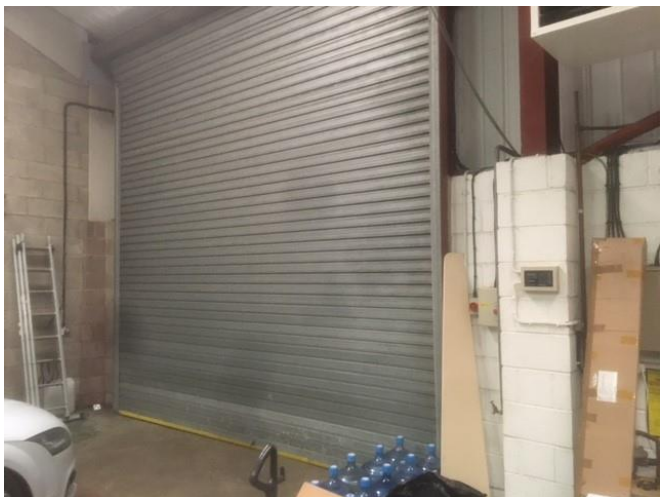
## Location Map

The following plans are for identification purposes only.





## Additional Photos



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