

MALTON NORTH YORKSHIRE The Maltings Castlegate YO17 7DP

McBeath
Property Consultancy

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- EXCELLENT OFFICE AND BUSINESS SUITES
- ATTRACTIVE CHARACTER BUILDING
- TOWN CENTRE LOCATION
- ON SITE PARKING
- KITCHEN AND CANTEEN FACILITIES
- FURNITURE ALSO AVAILABLE IF REQUIRED

TO LET

McBeath Property Consultancy Limited.

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

Location

The property is prominently situated with frontage to Castlegate in Malton town centre.

Malton is an attractive market town situated adjacent to the A64, offering excellent road connections to Scarborough, York, Leeds and the A1 Motorway. The town also benefits from excellent public transport links, which are within walking distance of the subject premises. These transport links include a direct connection by way of the Trans-Pennine rail link to York and the East Coast mainline to Edinburgh and London. London can be reached in less than 2 hours 30 minutes.

Malton town centre provides an excellent range of amenities and facilities and the subject premises are within easy walking of shops and services.

Description

The property comprises a very attractive period former brewery building of traditional brick construction and which retains many of its excellent features.

The property has been converted into high quality office space over 4 levels, each with full disabled access.

The accommodation can be offered in a range of suites from single suites ideal for new, small start-up businesses up to combination floors for established and growing organisations.

The properties have been extremely well-adapted to incorporate a range of modern office fitments, including electricity and computer trunking, vdu lighting as well as a range of other features including on-site car parking, passenger lift, kitchen and w.c.'s.

Floor Areas

A range of floor areas can be provided from 1350 sq ft (approx.) up to 6,600 sq.ft.

Lease Terms

The properties can be made available on flexible effective full repairing and insuring leases at rentals that will equate to between £10 -£12.50 per sq.ft.

Rates

Tenants will be responsible for business rates.

Service Charge

A service charge will be implemented to cover the cost of the heating, maintenance and management of internal and external common areas. Details on request.

Viewing and Further Information

Please direct all enquiries to the Sole Agents: andrew@mcbeathproperty.co.uk
07725 416002

VAT

All prices will be subject to VAT at the applicable rate, where appropriate. Subject to Contract - 011125



