

MODERN OFFICE SUITES

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



THE MALTINGS, CASTLEGATE, MALTON, NORTH YORKSHIRE, YO17 7DP

- ✓ **SUITES RANGING FROM 1,350 SQ.FT TO 10,150 SQ.FT**
- ✓ **EXCELLENT OFFICE AND BUSINESS SUITES**
- ✓ **ATTRACTIVE CHARACTER BUILDING**
- ✓ **TOWN CENTRE LOCATION**
- ✓ **ON SITE PARKING**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

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 suites can be provided with current availability as follows: -

Ground Floor	1,350 - 2,100 sq.ft
First Floor	3,300 sq.ft
Second Floor	3,300 sq.ft
Third Floor	1,450 sq.ft
TOTAL	10,150 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.

BUSINESS 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.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

A: Andrew McBeath

T: 01904 692929

M: 07725 416002

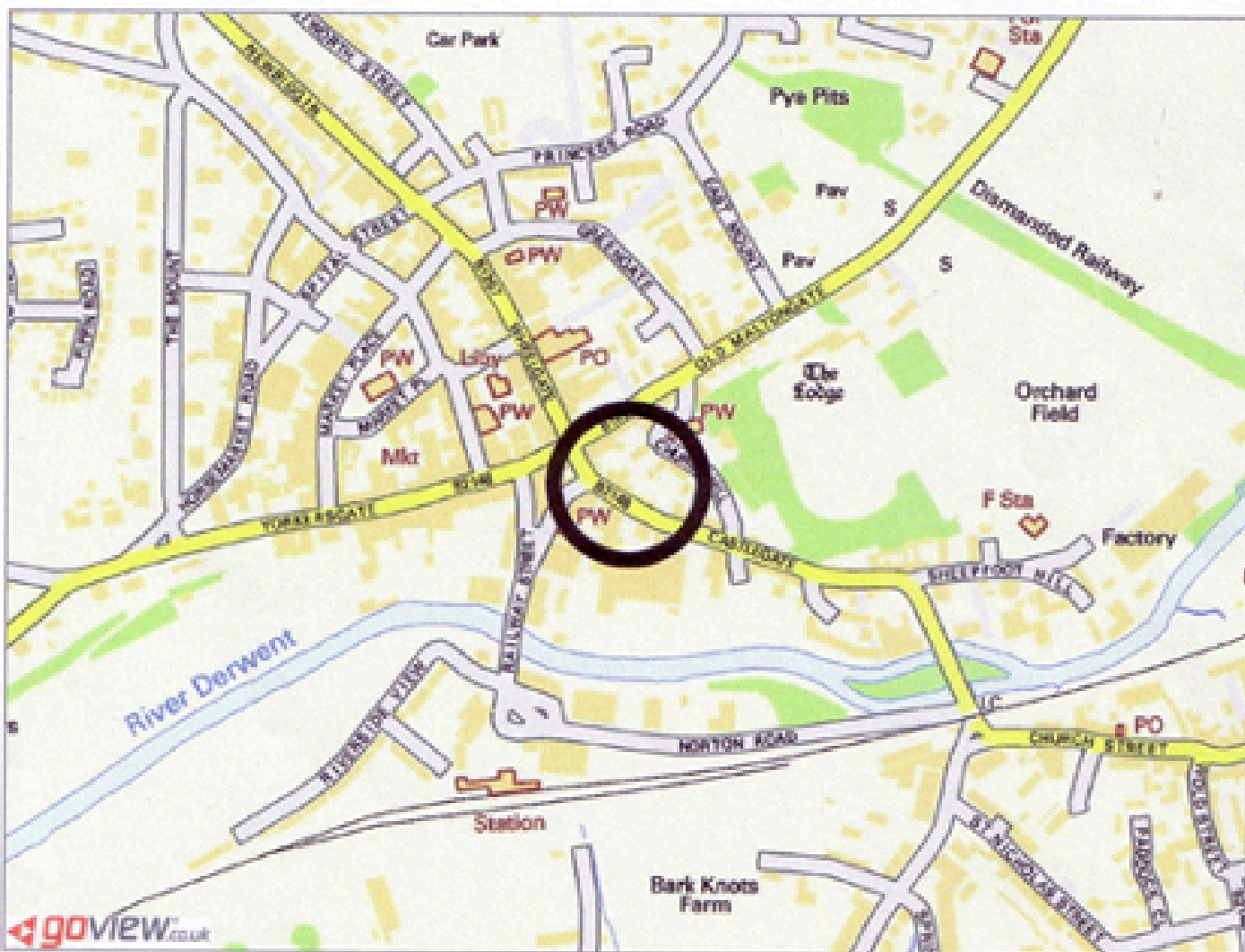
E: andrew@mcbeathproperty.co.uk

A: Tom Grimshaw

T: 01904 692929

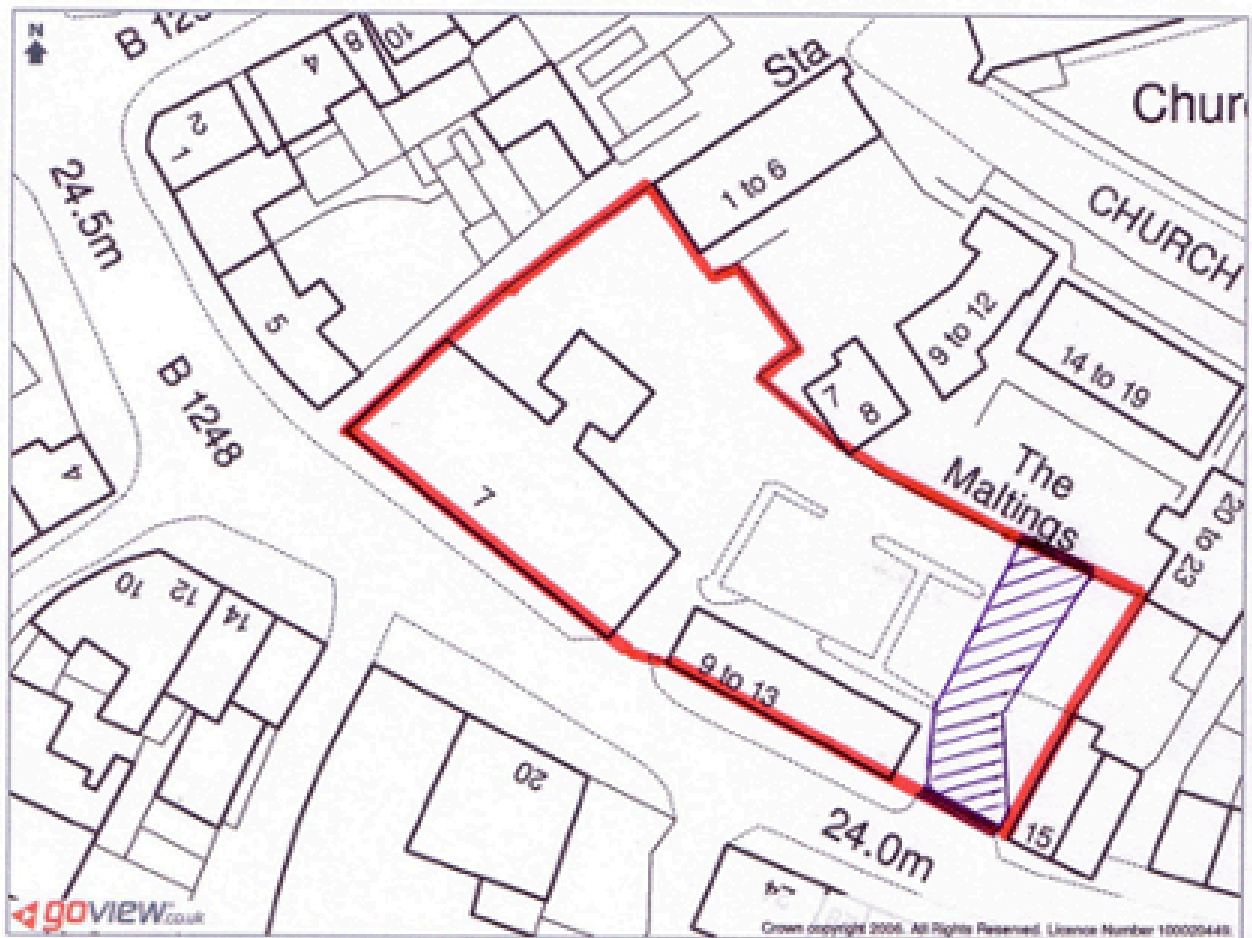
M: 07827 965146

E: tom@mcbeathproperty.co.uk



Subject to Contract - Dec 25

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



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