

COMMERCIAL UNITS

TO LET

McBeath
Property Consultancy
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**MIDDLECAVE YARD, MIDDLECAVE ROAD,
MALTON, YO17 7JH**

- ✓ **UP TO 4,645 SQ FT (431.52 SQ.M.)**
- ✓ **READY FOR OCCUPATION IN SUMMER 2026**
- ✓ **IDEAL FOR SMALL AND GROWING BUSINESSES**
- ✓ **VARIOUS CONFIGURATIONS AVAILABLE**
- ✓ **NEWLY DEVELOPED UNITS**

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 located on Middlecave Road, close to Malton town centre, an attractive well-established market town. Malton benefits from good local amenities, a busy retail core and a growing hospitality and artisan food offer. Market Place is a 2 minute walk from the property which comprises a range of quality independent shops, cafes, bars and restaurants. The town has excellent transport connections, with the A64 providing direct links to York, Scarborough and the wider region, and regular rail services from Malton Station to Scarborough, York and Leeds.

DESCRIPTION

Middlecave Yard is a new development comprising a courtyard scheme of new town centre artisan business units. The property comprises two buildings, the first a newly developed steel portal frame L-shaped unit with timber clad external elevations and pitched profile sheet metal roof incorporating opening roof lights. Internally the units benefit from power floated concrete floor, eaves height of 2.95m, 3 phase electricity, LED lighting and accessible WC.

The second building comprises a two storey redeveloped brick built former farm barn unit with pitched pantile roof incorporating roof lights. Internally the unit benefits from power floated concrete floor, eaves height of 2.95m, 3 phase electricity, LED lighting and accessible WC.

Externally there is a gated tarmacadam courtyard with external lighting. The development also provides parking spaces for up to 4 vehicles, EV charging points and bicycle racks.

ACCOMMODATION

The units can be configured in multiple ways to suit an occupiers requirements. Up to **4,645 sq.ft (431.52 sq.m.)** is currently available. The potential configurations are detailed on the below plans and the potential floor areas are as follows: -

CONVERTED BARN UNIT			OPTION D		
Ground Floor	72.65 sq.m	782 sq.ft	Unit D1	69.62 sq.m	749 sq.ft
First Floor	46.27 sq.m	498 sq.ft	Unit D2	238.27 sq.m	2,565 sq.ft
TOTAL	118.92 sq.m	1,280 sq.ft	TOTAL	307.89 sq.m	3,314 sq.ft
OPTION A			OPTION E		
Unit A1	312.55 sq.m	3,364 sq.ft	Unit E1	105.17 sq.m	1,132 sq.ft
TOTAL	312.55 sq.m	3,364 sq.ft	Unit E2	120.56 sq.m	1,298 sq.ft
OPTION B			Unit E3	78.11 sq.m	841 sq.ft
Unit B1	230.75 sq.m	2,484 sq.ft	TOTAL	303.84 sq.m	3,271 sq.ft
Unit B2	78.13 sq.m	841 sq.ft	OPTION F		
TOTAL	308.88 sq.m	3,325 sq.ft	Unit F1	69.53 sq.m	748 sq.ft
OPTION C			Unit F2	155.73 sq.m	1,676 sq.ft
Unit C1	140.14 sq.m	1,508 sq.ft	Unit F3	78.13 sq.m	841 sq.ft
Unit C2	167.64 sq.m	1,804 sq.ft	TOTAL	303.39 sq.m	3,265 sq.ft
TOTAL	307.78 sq.m	3,312 sq.ft			

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.

TERMS

The units are also available to let separately or combined by way of a new full repairing and insuring lease for a term of years to be agreed. Rentals are subject to specification & configuration, please get in touch for further details.

Please refer to the plans below for the configuration options.

Available from mid-2026.

RATES

The property has not yet been assessed for rates purposes. The rates will vary dependent on the space taken.

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

The property is connected for services including, electricity (3-phase), water and drainage. Mains gas is not currently connected but potentially could be to the refurbished barn (subject to cost and timing).

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment upon completion of the redevelopment works.

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.

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Subject to Contract - Jan 26



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