

WAREHOUSE / INDUSTRIAL UNIT

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



**UNIT 2, 19 CHERRY FARM CLOSE, MALTON
ENTERPRISE PARK, MALTON, YO17 6AT**

- ✓ **1,500 SQ.FT (139.53 SQ.M)**
- ✓ **MAJOR NEW COMMERCIAL SCHEME**
- ✓ **IDEAL FOR SMALL AND GROWING BUSINESSES**
- ✓ **EXCELLENT ESTABLISHED OCCUPIER PROFILE**
- ✓ **GOOD-SIZED SERVICE YARD & 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 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 unit is situated on one of the most recent phases of development and is built to the best modern standards.

The unit is of steel portal framed construction clad with insulated profiled sheeting. It is 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.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Area of **1,500 sq.ft (139.53 sq.m)**.

TERMS

The unit is made available on a new full repairing and insuring lease for a period to be agreed at a commencing rental from **£15,000 per annum excl. (plus VAT)**.

A sale of the unit will also be considered. Contact the agents for more details.

SERVICES

The property is connected for services including, electricity (3-phase), water and drainage

SERVICE CHARGE

A site management charge is incurred for the maintenance of external areas

RATEABLE VALUE

We understand the property is assessed as follows:-

Rateable Value: £13,500 from 1st April 2026.

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

Subject to Contract - Mar 26

ENERGY PERFORMANCE CERTIFICATE

Excellent energy efficient rating of A.

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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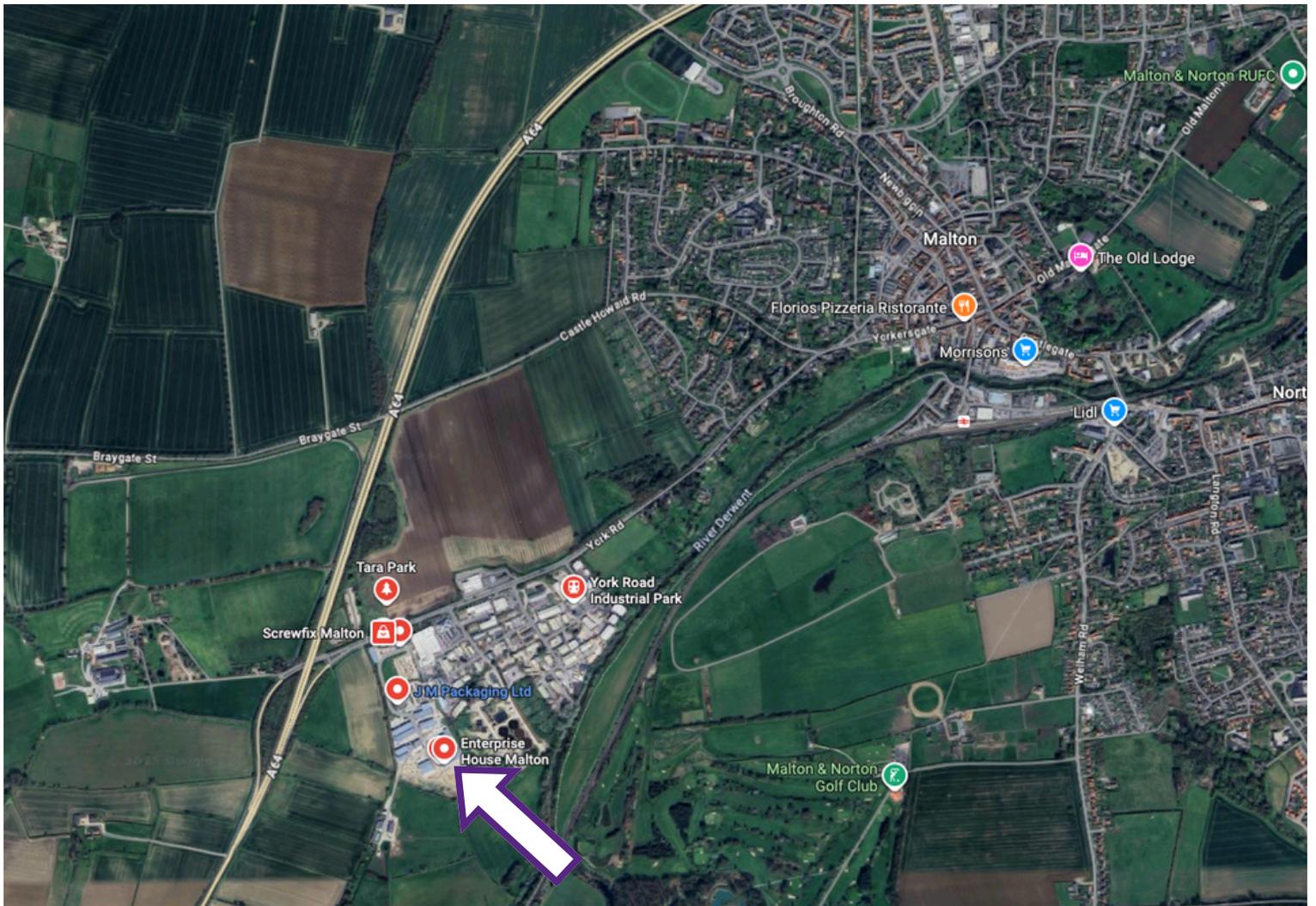
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Subject to Contract - Mar 26

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