

WAREHOUSE / INDUSTRIAL UNIT

McBeath
Property Consultancy

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mcbeathproperty.co.uk

TO LET



**UNIT 4D, SEPH WAY, YORK ROAD
INDUSTRIAL ESTATE, MALTON, YO17 6YF**

- ✓ **1,980 SQ.FT (184 SQ.M)**
- ✓ **EXCELLENT LOCATION CLOSE TO TOWN AND A64**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **3-PHASE POWER**
- ✓ **GOOD-SIZED YARD**

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 situated to the rear of a prominent corner site with frontage to Hertford Way and Seph Way on the York Road Industrial Estate, which is strategically positioned between the A64 dual carriageway and Malton town centre.

York Road Industrial Estate provides immediate access to the A64 and Malton town centre, which is within walking distance.

The Estate is established as Ryedale's largest and most popular business area, with a wide range of business uses, including office, warehouse, industrial and showroom.

DESCRIPTION

The property comprises a site that is developed with an industrial building of steel portal framed construction, clad with cavity brick and blockwork and insulated double skin metal elevations. The property has an even-pitch roof, which again is clad with double-skin insulated metal decking. The property is split into 4 self – contained units.

The subject property is the last remaining unit and has a loading door to the front elevation, overlooking the yard and a range of other features typically found in industrial buildings:

- Solid concrete flooring
- High bay lighting
- Roller shutter loading doors
- Works offices
- Kitchen/W.C. facilities
- Space heating

Externally, the property has a large shared yard area and marked parking spaces.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Gross Internal Area of **1,980 sq.ft (184 sq.m)**.

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£19,500, per annum exclusive**.

SERVICES

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

RATEABLE VALUE

We understand the property is assessed as follows:-

Rateable Value: £12,500 (increasing to £16,000 from 1st April 2026).

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

Subject to Contract - May 26

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (63). A copy of the EPC is available 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.

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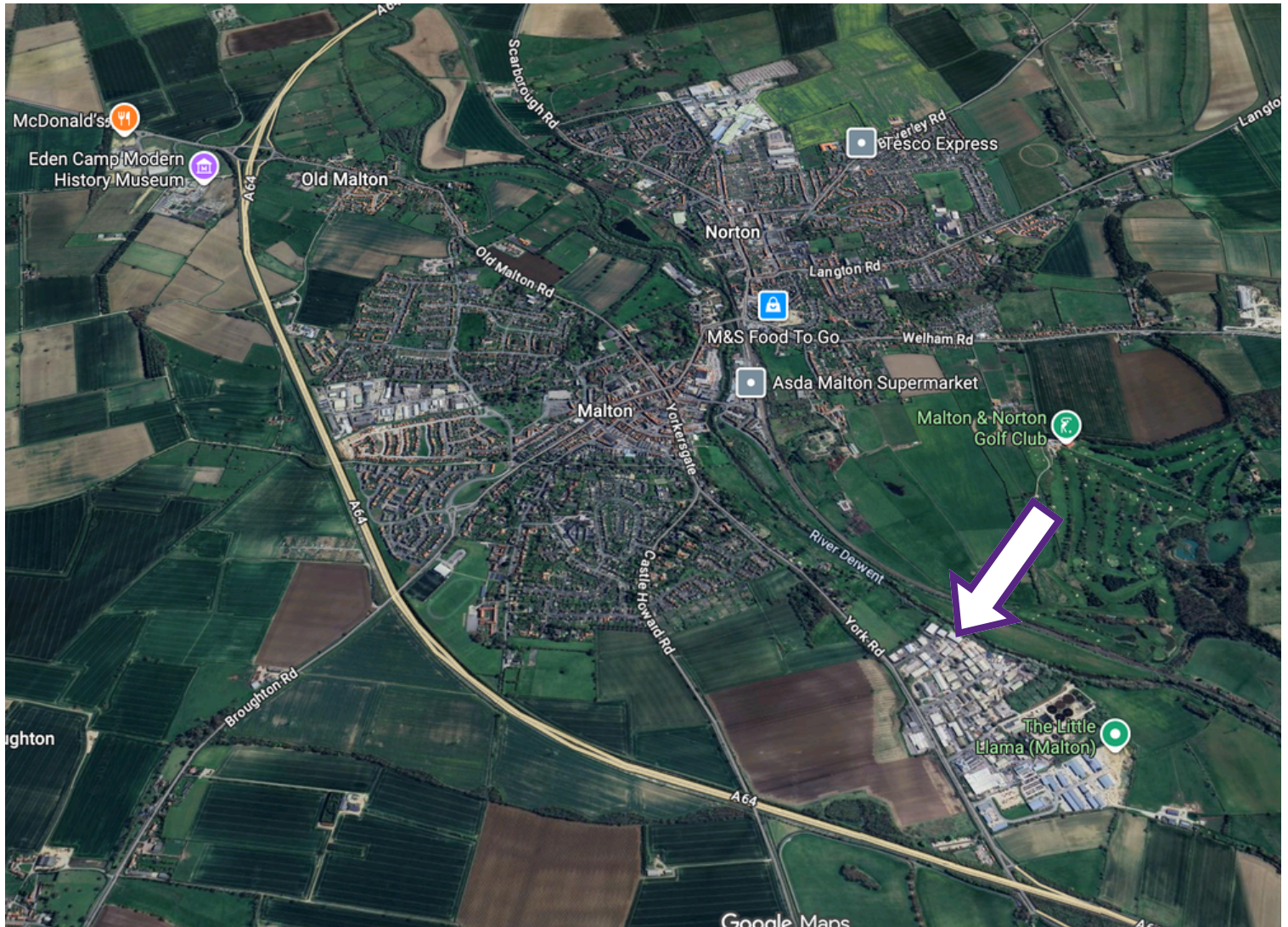
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