

**MALTON, YO17 6YB**  
**NORTH YORKSHIRE**  
**YORK ROAD INDUSTRIAL ESTATE,**

**McBeath**  
Property Consultancy

**01904 692929**  
mcbeathproperty.co.uk



**INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES, STORAGE AND YARD**

- Versatile business space with secure yard
- GIA 210.87 sqm (2269 sq ft) plus mezzanine of 1154 sq ft
- Solar power supply
- Ideal for a range of uses
- Sought after business location
- Walking distance to town centre and railway station
- Almost immediate access to A64

**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

This property is prominently situated on Derwent Road on the York Road Industrial Estate, Malton.

The Estate is very strategically situated between the A64 dual carriageway and Malton town centre. As well as the excellent road links there are superb public transport connections. Malton train and bus stations are nearby. The train station is on the Trans Pennine link providing direct access to York, Scarborough, Leeds, Manchester (incl. Airport) and Liverpool. The Coastliner bus route provides services to the Yorkshire coastal towns, York and Leeds.

York Road Industrial Estate is the main industrial estate for Malton and the whole of Ryedale and comprises a wide range of office, industrial and showroom businesses.

## DESCRIPTION

The property comprises a purpose-built industrial unit of steel portal frame construction, which is clad with blockwork and metal elevations with a pitched roof.

Internally, the property provides open plan workspace, a front office and to the rear a sink unit and WC. At mezzanine level there is storage, an office, kitchenette and further WC. An electric loading door provides loading access to and from the enclosed yard area.

## FLOOR AREAS (approx.)

Ground floor area (GIA)	210.87 sq m	(2269 sq ft)
Mezzanine	107.25 sq m	(1154 sq.ft)

## SERVICES

The property benefits from mains electricity, water and drainage. Furthermore there are solar panels on the roof which generate electricity.

## RENTAL

The commencing rental will be £22,500 per annum exclusive, payable monthly in advance.

The landlord reserves the right to request a rental deposit.

## RATEABLE VALUE

Interested parties should make their own enquiries in this regard.

## LEASE TERMS

The property is available on a new full repairing and insuring lease. The lease length is subject to negotiation.

## EPC

An EPC will be made available.

## VAT

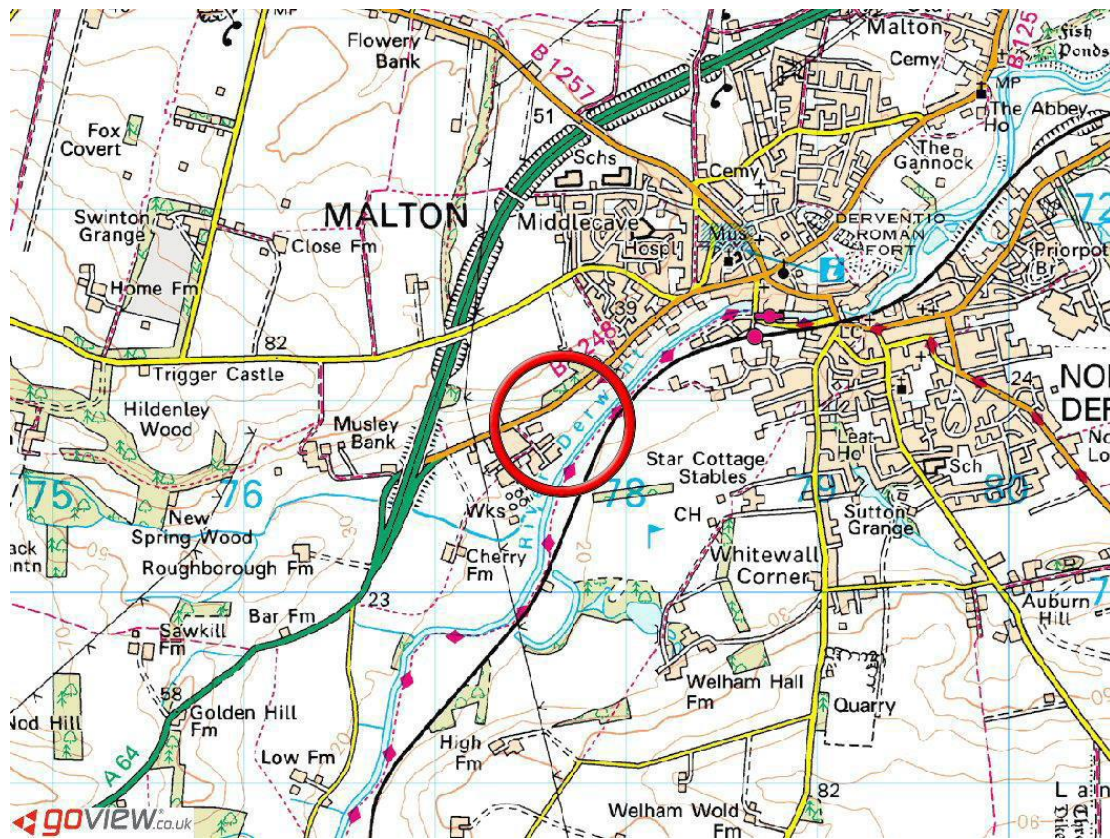
The rent is subject to VAT at the applicable rate.

## VIEWING

Viewings are by strictly prior appointment with McBeath Property Consultancy  
[andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 07725 416002 or 01904 692929.

## Location Map

The following plans are for identification purposes only.



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