

INDUSTRIAL UNIT WITH OFFICE

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



**UNITS 7&8, MALTON ENTERPRISE PARK,
3 CHERRY FARM CLOSE, MALTON, YO17 6AB**

- ✓ **3,300 SQ.FT (306.58 SQ.M)**
- ✓ **WAREHOUSE WITH OFFICE SPACE OVER 2 FLOORS**
- ✓ **PROMINENT LOCATION FRONTING YORK ROAD**
- ✓ **SHARED SERVICE YARD WITH PARKING**
- ✓ **MAJOR NEW COMMERCIAL SCHEME**

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 and JMP.

Malton Enterprise Park 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 in one of the most prominent positions on one of the most popular new business parks in North Yorkshire and is built to very good modern standards.

The property is two end terrace units of steel portal framed construction clad with insulated profiled sheeting. Unit 7 comprises an office unit with meeting room, kitchen & wc at ground floor and open plan office at first floor. Unit 8 comprises a warehouse unit with wc at ground floor with mezzanine to the rear providing first floor open plan office space. The units are connecting with access between each unit to the rear at both ground and first floor.

The warehouse benefits from an eaves height of 6.58m, concrete floor, 3 phase power, LED spot lighting, pedestrian access door and an electric roller shutter door with loading/parking space externally to the front. The offices benefit from suspended ceilings, LED lighting, perimeter trunking and are carpeted throughout.

The unit benefits from 4 parking spaces.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Gross Internal Areas: -

Unit 7		
Ground Floor	85.75 sq.m	923 sq.ft
First Floor	85.75 sq.m	923 sq.ft
Unit 8		
Ground Floor	93.65 sq.m	1,008 sq.ft
First Floor	41.43 sq.m	446 sq.ft
TOTAL	306.58 sq.m	3,300 sq.ft

Subject to Contract - Aug 26

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 rental of **£40,000 per annum exclusive**.

RATES

We understand the unit has a rateable value of £27,750.

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

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B (31). 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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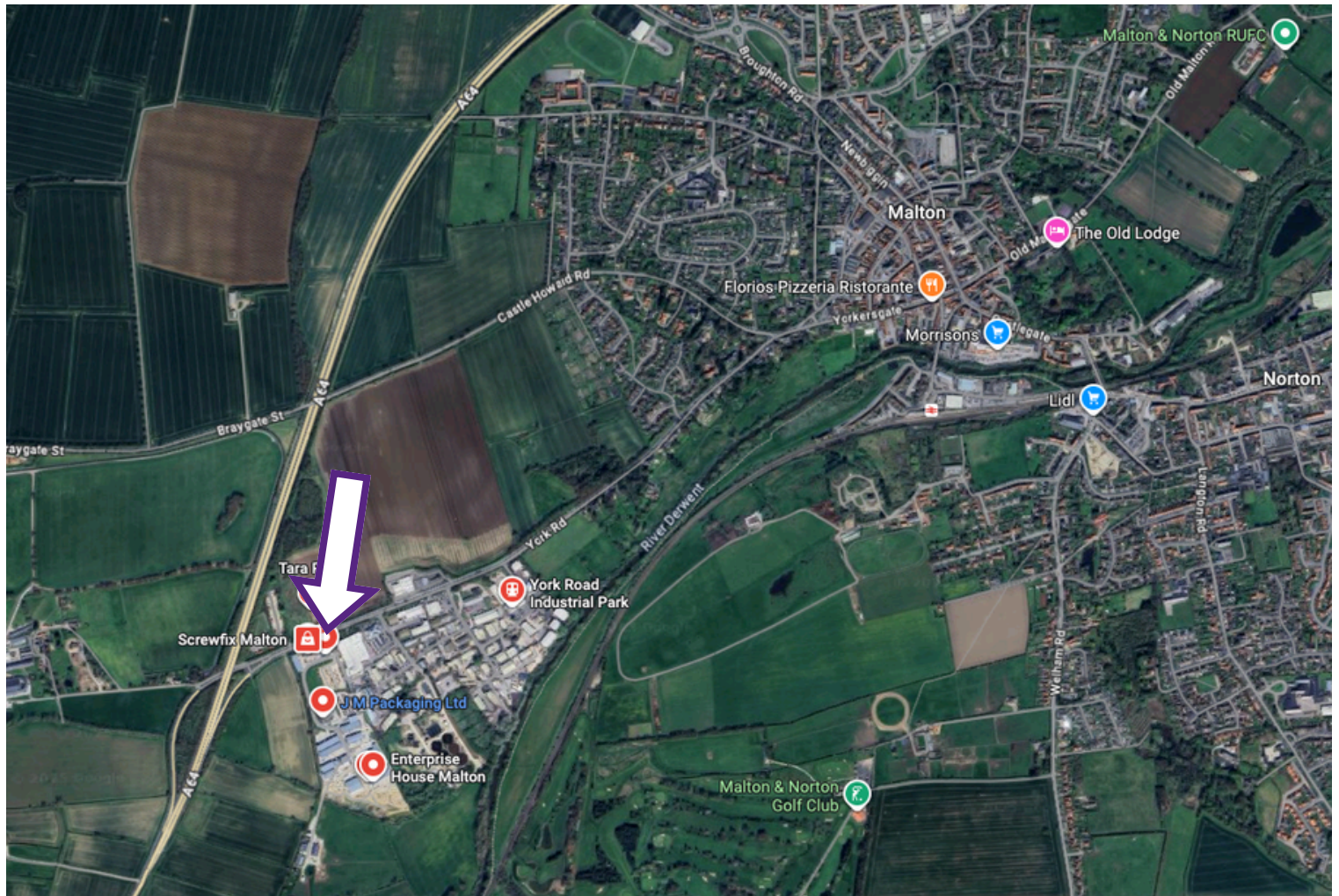
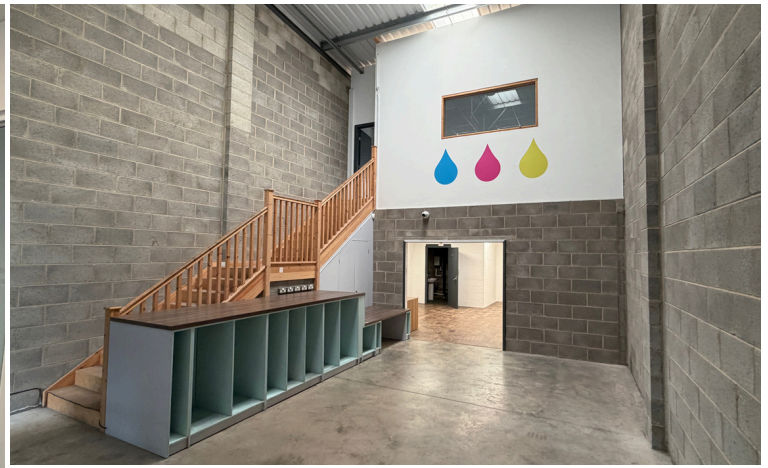
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