

WAREHOUSE WITH YARD

McBeath
Property Consultancy

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mcbeathproperty.co.uk

TO LET



**UNIT 17H MALTON ROAD INDUSTRIAL ESTATE,
YORK, YO32 9TN**

- ✓ **4,071 SQ.FT (378.20 SQ.M)**
- ✓ **OPEN PLAN WAREHOUSE WITH 3 ROLLER SHUTTERS**
- ✓ **ADJACENT TO A64 YORK TO SCARBOROUGH ROAD**
- ✓ **LARGE SECURE EXTERNAL YARD**
- ✓ **ASSIGNMENT OF THE EXISTING LEASE**

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 Malton Road Industrial Estate, an established industrial location to the north-east of York. The estate is positioned to the south of the A64 York to Scarborough Road, providing convenient access to the wider road network and surrounding areas.

York city centre is approximately 4 miles to the south-west, whilst Monks Cross Shopping Park is approximately 1.5 miles to the south-west. The location therefore provides good accessibility to York and is well positioned for businesses servicing the wider North and East Yorkshire area.

Malton Road Industrial Estate is an established commercial location occupied by a range of local and regional businesses, including Enterprise Rent-A-Car, Minster Self Drive and 47 Skin.

DESCRIPTION

The property comprises an end-terrace industrial/warehouse unit of steel portal frame construction, arranged in an L-shape, with approximately 2.7m eaves and 5m apex height.

The elevations comprise lower blockwork with profile sheet cladding above, beneath a pitched profile sheet clad roof.

Internally, the unit provides a concrete floor, LED strip lighting, 3-phase electricity and a separate blockwork-built store. Access is provided via three roller shutter doors, two to the front elevation and one to the side.

Externally, the property benefits from a large, secure concreted yard extending to approximately 0.3 acres. The yard incorporates a vehicle wash area and provides useful external storage and operational space.

ACCOMMODATION

The unit comprises a Gross Internal Area of approximately **4,071 sq.ft (378.20 sq.m)**.

TERMS

The property is available by way of an assignment of the existing full repairing and insuring lease, which expires on 31 July 2029 at a rent of **£42,500 per annum exclusive**, payable quarterly in advance.

The tenant will be responsible for paying a fair proportion of the estate service costs.

SERVICES

The property benefits from mains 3-phase electricity, water and drainage to a private septic tank.

RATEABLE VALUE

We understand that the office unit is assessed for rating purposes as of 1 April 2026 as follows:

Rateable Value: £41,750

Rates Payable: £18,036

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

Subject to Contract - Sep 26

ENERGY PERFORMANCE CERTIFICATE

The unit has been independently assessed and certified as falling within Band C (51).

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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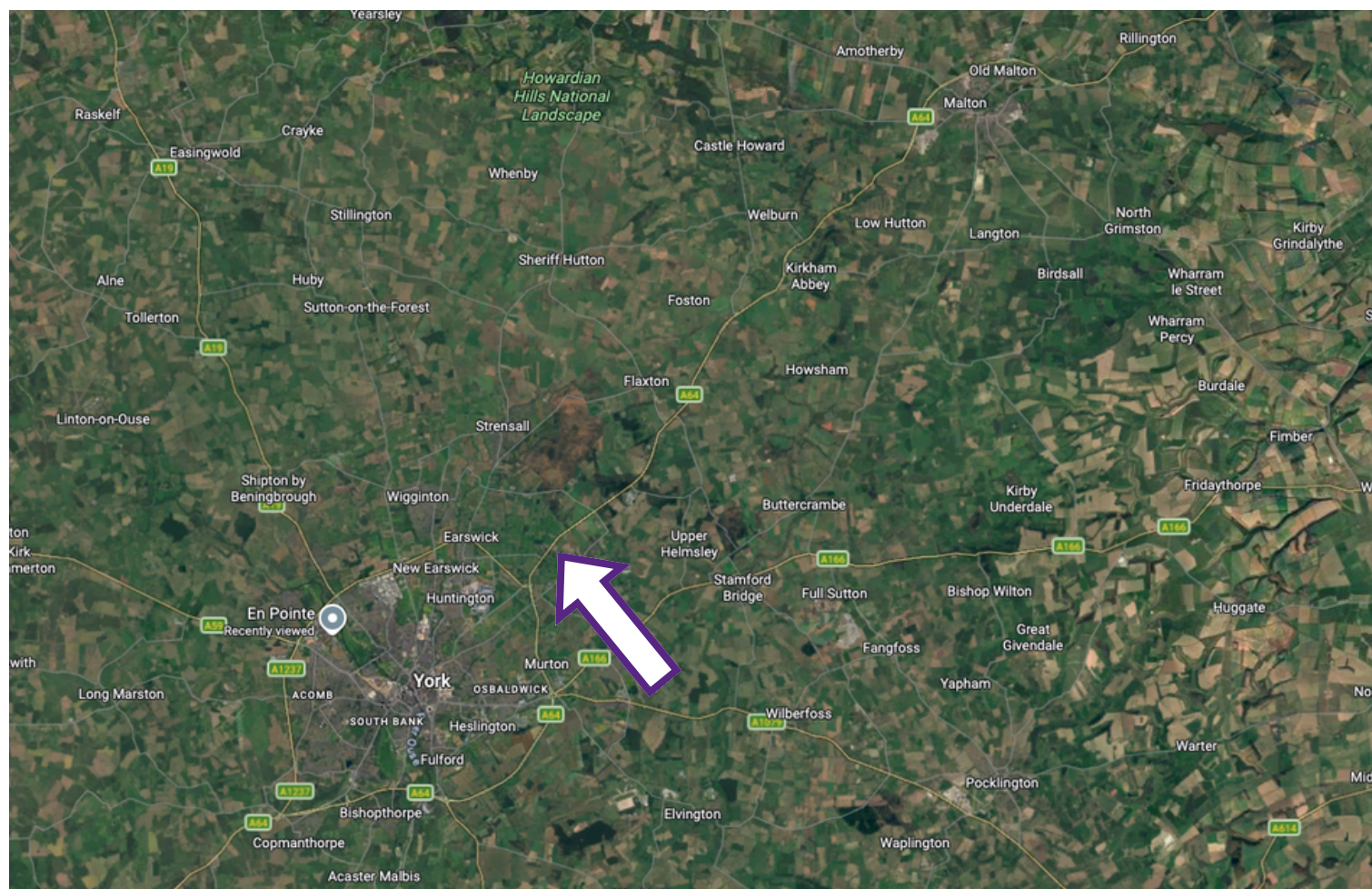
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Subject to Contract - Sep 26

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The
Gardens

Gardenia

50 m

100 m