

WAREHOUSE / INDUSTRIAL UNIT

McBeath
Property Consultancy

01904 692929
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 **£16,000, 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: £16,000

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

Subject to Contract - Oct 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.

A: Tom Grimshaw

T: [01904 692929](tel:01904692929)

M: [07827 965146](tel:07827965146)

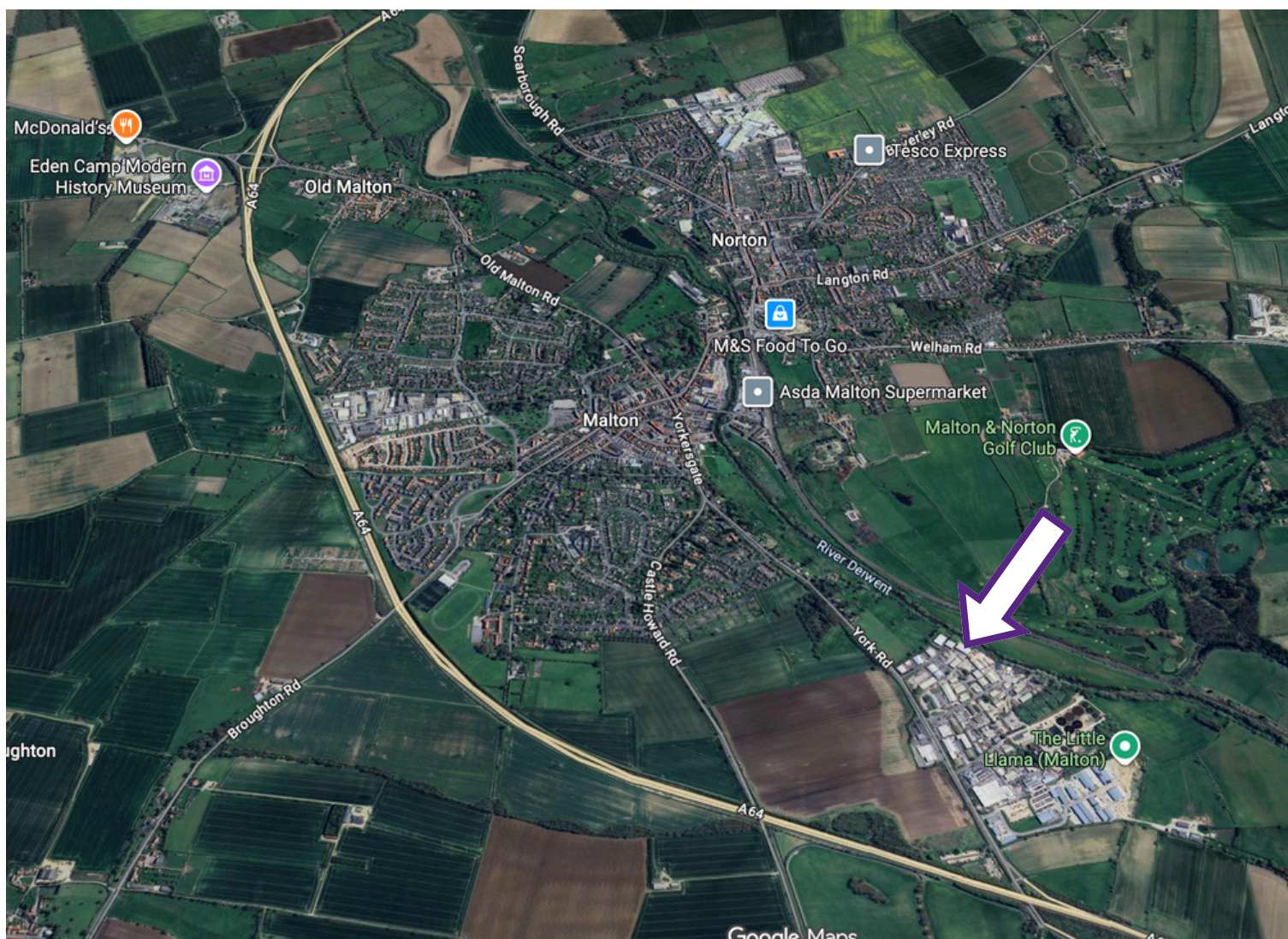
E: tom@mcbeathproperty.co.uk

A: Andrew McBeath

T: [01904 692929](tel:01904692929)

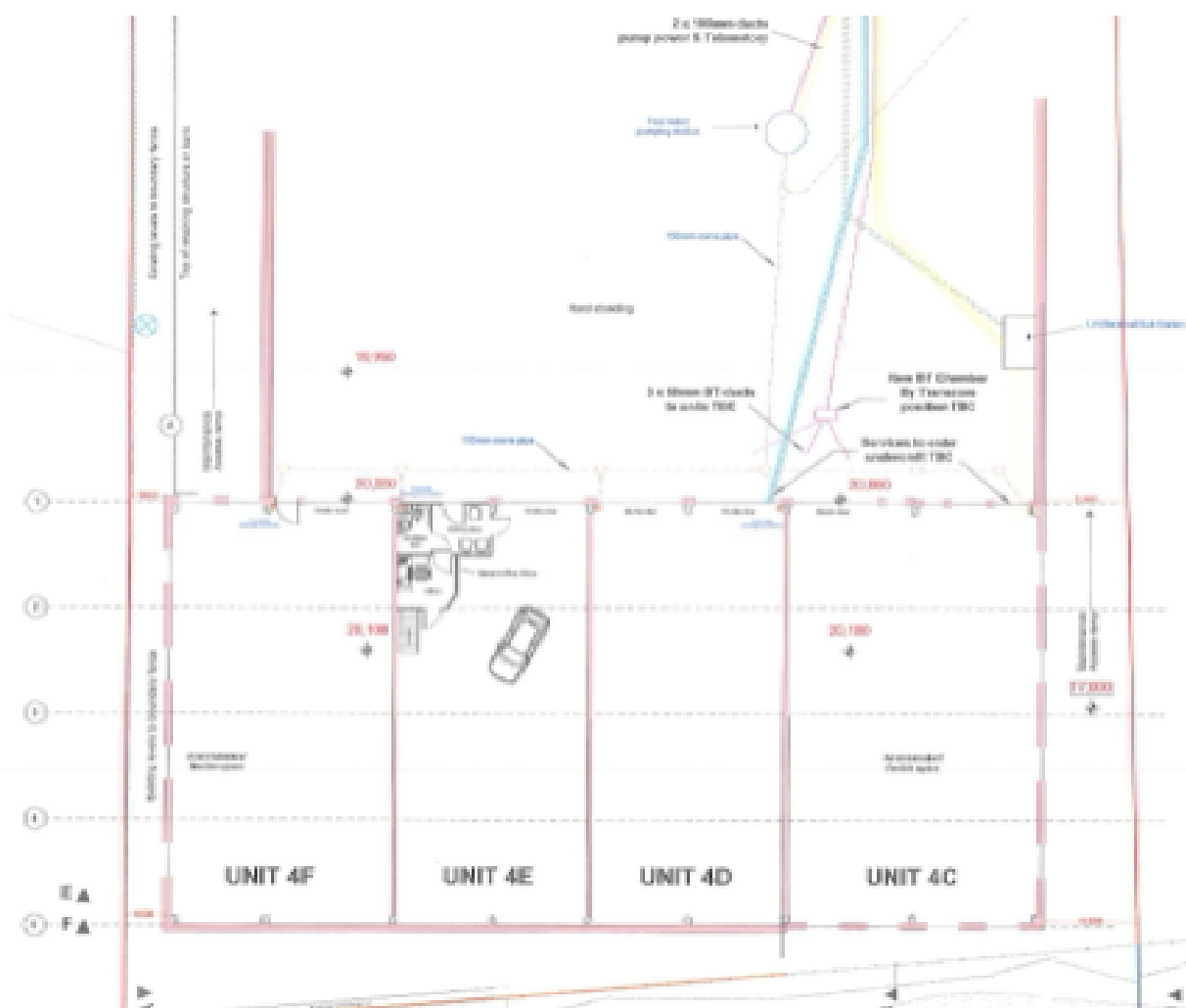
M: [07725 416002](tel:07725416002)

E: andrew@mcbeathproperty.co.uk



Subject to Contract - Oct 26

IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise