

MODERN SERVICED OFFICES

McBeath
Property Consultancy

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mcbeathproperty.co.uk

TO LET



MALTON OFFICE CENTRE, SHOWFIELD LANE, MALTON, NORTH YORKSHIRE, YO17 6BT

- ✓ **SERVICED OFFICES FROM 215 SQ FT TO 365 SQ FT.**
- ✓ **MONTHLY RENTS FROM £465.**
- ✓ **FLEXIBLE AGREEMENTS WITH MINIMUM 3 MONTH TERM.**
- ✓ **INCLUSIVE OF ELECTRIC, HEATING, INTERNET & CLEANING.**
- ✓ **ON-SITE PARKING, SHOWER, KITCHEN, MEETING ROOM.**

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

Malton Office Centre is situated on Showfield Lane, an established commercial location to the north of Malton town centre. The offices are within approximately a 10 minute walk of the town centre, which offers a range of shops, cafés, restaurants and local amenities.

Malton is a well established market town in North Yorkshire, benefiting from good road connections via the A64 to York and Scarborough. Malton railway station provides regular services to York, with onward connections to Leeds and London. The surrounding area provides an attractive base for businesses operating throughout Ryedale and the wider Yorkshire region.

DESCRIPTION

Malton Office Centre provides a range of serviced office accommodation suited to start ups, small businesses, sole traders and established companies seeking flexible workspace without the commitment of a conventional commercial lease.

The available offices provide private working environments, with selected suites also configured for coworking. Occupiers benefit from a range of shared facilities and inclusive services, allowing businesses to operate from professional premises with predictable monthly costs.

The accommodation is offered on flexible licence agreements, with the option of longer term arrangements where required.

SPECIFICATION

The monthly rents include the following services and facilities:

- Electricity and heating.
- Air conditioning in Offices 54, 55 and 57.
- Internet access.
- Optional office furniture, subject to requirements.
- Weekly office cleaning.
- Shared WC and shower facilities.
- Shared kitchen facilities.
- On-site parking.
- Free use of the communal meeting room.

ACCOMMODATION

The following offices are available to let: -

ADDRESS	SQ.M	SQ.FT	RENT
OFFICE 4	29.73 sq m	320 sq ft	£625 per month
OFFICE 54	33.91 sq m	365 sq ft	£785 per month
OFFICE 55	19.97 sq m	215 sq ft	£465 per month
OFFICE 57	30.66 sq m	330 sq ft	£710 per month

Subject to Contract - Oct 26

TERMS

The offices are available on flexible licence agreements for a minimum term of three months, with a rolling three month notice period thereafter. Longer-term arrangements can be considered by negotiation. Rents are payable monthly, with business rates excluded.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

For further information or to arrange a viewing, please contact: -

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