WAREHOUSE UNIT WITH YARD

McBeath
Property Consultancy
01904 692929
mcbeathproperty.co.uk

TO LET



FORMER YATES WAREHOUSE, SHOWFIELD LANE, MALTON, YO17 6BT

- 9,150 SQ.FT (850.08 SQ.M)
- OPEN PLAN WAREHOUSE WITH OFFICE
- ESTABLISHED INDUSTRIAL ESTATE
- BUSY NORTH YORKSHIRE MARKET TOWN
- LARGE SECURE EXTERNAL YARD

LOCATION

Located to the north of Malton Town Centre and benefitting from good access to both the Town Centre and the A64, Showfield Lane Industrial Estate is one of the prime trade locations in North Yorkshire. Other operators established on the site include Calverts Carpets, Jewsons, MKM Building Supplies and Howdens Timber.

Malton is a well-connected market town located approximately 18 miles north-east of York and around 25 miles from Scarborough, providing access to both regional and coastal markets. The A64 lies a short distance to the south, offering direct road links to York, Leeds, and the wider motorway network.

Malton railway station provides regular services to York, with onward national connections, supporting accessibility for staff and visitors.

DESCRIPTION

The property comprises a substantial detached warehouse with profiled sheet clad elevations beneath a pitched roof incorporating translucent roof lights. A single storey, brick built office block is situated to the front of the warehouse, providing ancillary administrative accommodation. The unit benefits from a large roller shutter to the front elevation.

Internally, the property provides a large open plan warehouse with a concrete floor, LED spotlights and foam insulation to the internal walls and roof. The accommodation benefits from an eaves height of approximately 9.2 metres and a ridge height of approximately 10.76 metres with a fitted 2-tonne overhead crane. The office space to the front comprises a number of partitioned office rooms as well as WC's.

Externally the property benefits from a large fenced yard totalling 0.36 acres which fronts Showfield Lane with two access gates. The total site area is approximately 0.65 acres.

ACCOMMODATION

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

Warehouse	768.38 sq.m	8,271 sq.ft
Office	81.70 sq.m	879 sq.ft
TOTAL	**850.08 sq.m**	**9,150 sq.ft**

TERMS

The units are available to let as a whole by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£45,000 per annum** exclusive of rates, insurance and VAT.

SERVICES

The property is connected for mains electricity (3-phase), gas and water.

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.

RATEABLE VALUE

We understand the property has a Rateable Value of £41,000

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

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

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: Andrew McBeath
T: 01904 692929
M: 07725 416002
E: andrew@mcbeathproperty.co.uk

A: Tom Grimshaw
T: 01904 692929
M: 07827 965146
E: tom@mcbeathproperty.co.uk



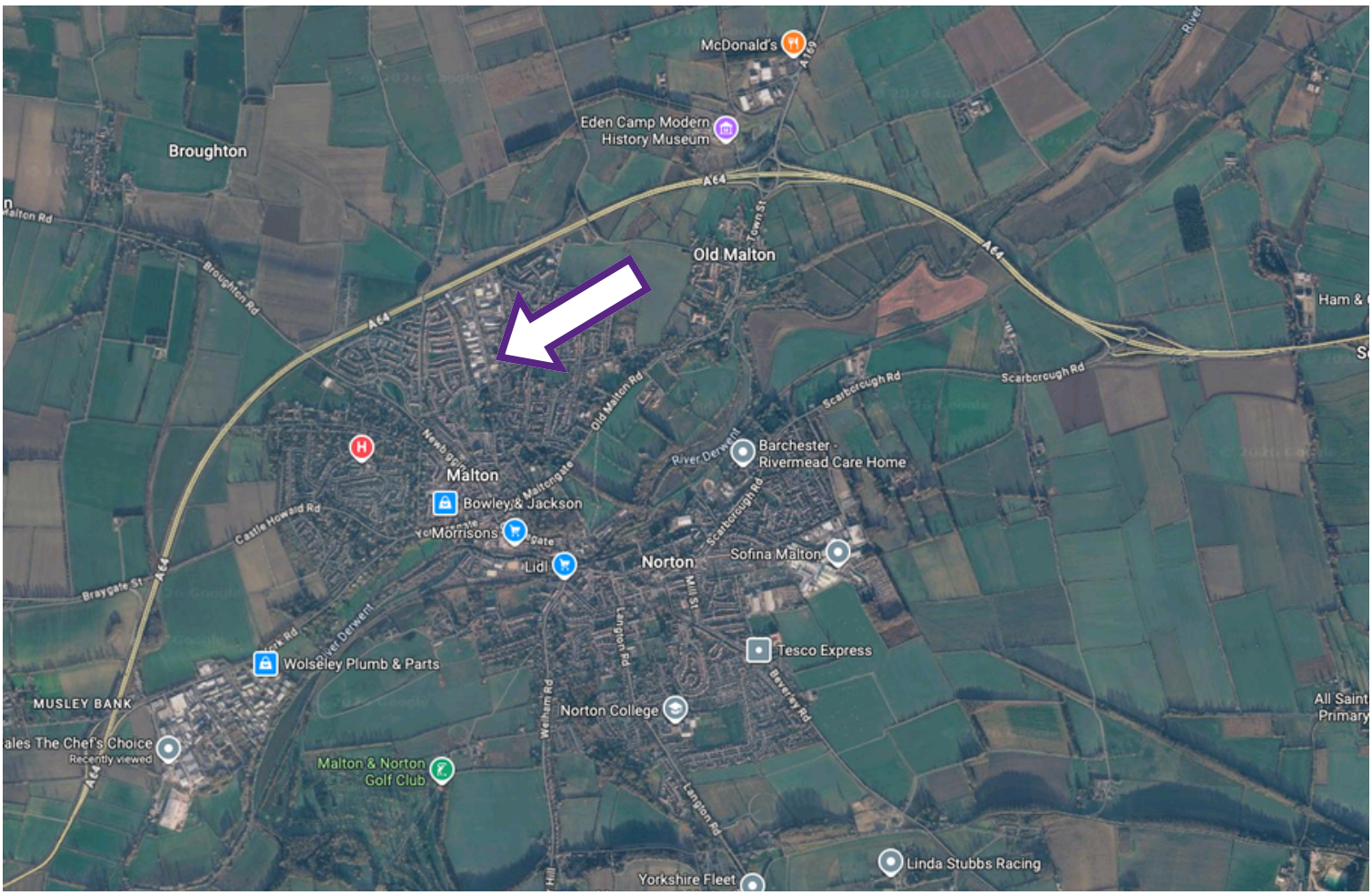




Subject to Contract - Oct 26

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