

## YORK ROAD INDUSTRIAL ESTATE MALTON, YO17 6YF



Excellent workshop/warehouse premises on  
popular industrial and business park

419.24 sq m (4,511 sq ft)

- Excellent industrial unit with a range of features
- 3-phase power
- Good-sized front yard
- Excellent location close to town and A64
- Good quality internal fit out with mezzanine
- Canteen, storage, WC and shower

### FOR SALE

#### 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.

MCBEATH PROPERTY CONSULTANCY LIMITED

MPC

## LOCATION

The property is situated with prominent frontage to Seph Way on the York Road Industrial Estate, which is very strategically positioned between the A64 dual carriageway and Malton town centre.

York Road 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.

Malton has excellent public transport provision including a station on the Trans Pennine rail link and the Yorkshire Coastliner bus service. The local shopping facilities are very good with an extensive selection of shops, cafes, restaurant and other services, many of which are arranged around the historic Market Place.

## DESCRIPTION

The property comprises a site that is developed with a semi-detached industrial building of steel portal framed construction, clad with cavity brick and blockwork and double skin metal clad insulated elevations. The property has a pitched roof, which is also clad with double-skin insulated metal decking. The property provides an open plan workshop with additional mezzanine floor space.

The property 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
- Good quality lighting
- Roller shutter loading doors (electrically-operated)
- Mezzanine store
- Kitchen/W.C./shower facilities
- Space heating
- Security shutters to door and window

Externally, the property has a good sized front forecourt yard area.

## FLOOR AREA (GIA) approx.

Ground floor -	279.55 sq m (3,008 sq ft)
FF/mezz	139.68 sq m (1,503 sq ft)
<b>Total</b>	<b>419.24 sq m (4,511 sq ft)</b>

## SERVICES

The property is connected for mains electricity, water and drainage.

### 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

From our enquiries on the Valuation Office Agency website we understand that the property has a rateable value of £15,250, which is subject to the uniform business rate in the pound.

Interested parties are advised to make their own enquiries in this regard.

## SALE PRICE

£350,000

## VAT

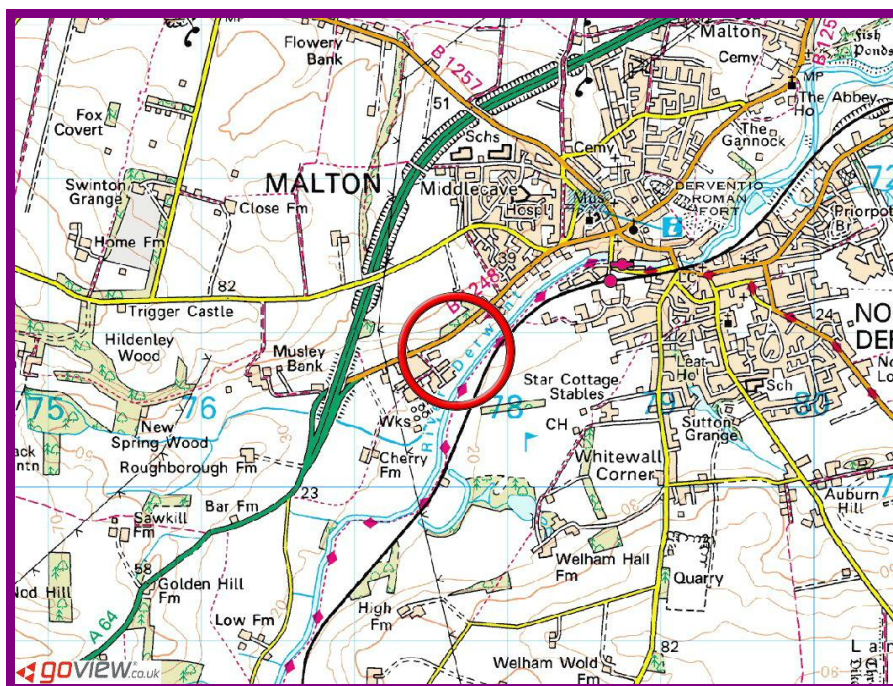
The price is subject to VAT at the applicable rate.

## FURTHER ENQUIRIES AND VIEWING ARRANGEMENTS

Please direct further enquiries to [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) mob: 07725 416002 or 01904 692929. Viewing should be by prior appointment.

Or Joint agents Walker Singleton (Paul Diakiw) 01274 452022

*Subject to Contract - 010420*



## MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND NO. 5491610

# MPC



**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.