



## New High Quality B1 Office Accommodation

Ready for occupation from Spring 2016!

### DESCRIPTION

Malton Enterprise Park will provide brand new high quality self-contained office accommodation benefitting from the following specification:

- Full accessed raised floor ready for IT installation
- LED Lighting
- Comfort cooling and heating
- Male, Female and Disabled WC's
- DDA compliant passenger lift
- Finished to the latest part 'L' building regulations
- Kitchen facilities with built-in fridge and dishwasher
- Dedicated on site car parking area
- Superfast fibre optic broadband available
- Highly landscaped environment
- Secure site with CCTV and barrier entrance

Offices can be offered with bespoke specifications to meet your requirements.

### TERMS

The premises are available freehold. Leasehold will be considered by way of a new full repairing and insuring lease for a term of years to be agreed.

Prices available on application.

A new development by  
David Harrison Group

Founded in 1980, David Harrison Group is a highly respected Yorkshire based property developer and building contractor renowned for quality workmanship.



### ACCOMMODATION

The offices will provide the following gross internal floor areas:

Unit	Size (sq ft)	Size (sq m)
1-9	2,550	237
1-10	2,550	237
1-11	3,750	348
2-1	3,500	325
2-2	3,500	325

Units can be combined to create larger accommodation.

### VAT

Any reference to price, premium or rent are deemed to be exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

### VIEWING/FURTHER INFORMATION

For further information or to arrange an inspection please contact the joint agents:



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