

**MALTON ENTERPRISE PARK  
YORK ROAD INDUSTRIAL ESTATE  
MALTON YO17 6AF  
North Yorkshire**



**Unit 9F**

- **Major new commercial scheme**
- **New unit of approx. 232m<sup>2</sup> (2,500ft<sup>2</sup>)**
- **Secure yard**
- **Prestigious location**
- **Ideal for small and growing businesses**
- **Excellent occupier profile already established**

**TO LET**

**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.

## **LOCATION**

The property is located at Malton Enterprise Park, a major new business park situated with immediate frontage to York Road Industrial Estate on the outskirts of the thriving market town of Malton. Malton Enterprise Park has already attracted Screwfix, Toolstation, Online Kitchenware, Bella di Notte, Travis Perkins, JMP.

York Road Industrial Estate is situated between the A64 turn-off and Malton town centre, therefore offering excellent road links. Malton benefits from superb public transport service including the Yorkshire Coastliner bus service which connects the town with Scarborough, York and Leeds and the Trans-Pennine rail service which connects the town with Scarborough and a number of towns across to Liverpool including, York, Leeds and Manchester. The York connection provides a link to the east coast mainline. London can be reached in under 2 hours 30 minutes.

Malton is an affluent and bustling market town with an ever-expanding range of employers including many from the new sectors of advance engineering, science and technology and professional services, amongst others.

## **DESCRIPTION**

The subject unit is situated on one of the most recent phases of development and is built to the best modern standards.

The unit is of steel portal framed construction clad with insulated profiled sheeting. It is designed with maximum flexibility to allow a range of business occupiers to take advantage of the superb facilities that will be provided. The property comprises facilities including, WC, tea-point, rest room and on-site car parking. They are built to a height that offers ample opportunity for mezzanine floors.

The floor area is 2,500 sq ft (232 sqm).

The unit has the rare benefit of a secure enclosed yard to the front and side of the building.

## **TERMS**

The units is made available on a new full repairing and insuring lease for a period to be agreed at a commencing rental from £27,500 per annum excl. (plus VAT)

## **SERVICES**

The property will be connected to all mains services including, electricity (3-phase), water and drainage.

## **VIEWING AND FURTHER ENQUIRIES**

Please direct all enquiries to the sole agents, Andrew McBeath of McBeath Property Consultancy Limited [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002.

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Subject to contract 291024





all artists impressions and plans for guidance purposes only and are not to scale



The unit is shown edged red

**MCBEATH PROPERTY CONSULTANCY LIMITED**

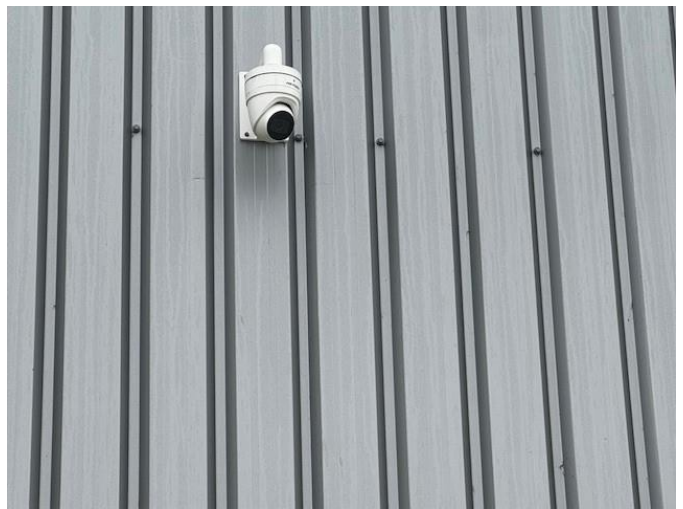
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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