

NORTON, MALTON
Unit 2d Westfield Way
NORTON GROVE INDUSTRIAL ESTATE
YO17 9ND

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



Modern versatile business unit

- **Excellent modern building**
- **Open plan layout**
- **Kitchenette, W.C.**
- **Loading door**
- **Fitted lighting and small power**
- **Dedicated parking spaces**
- **Ideal for start-ups and established businesses**

123.22 sq m (1,326 sq ft)

TO LET

LOCATION

The property is situated on the Norton Grove Industrial Estate which is located to the east of the twin market towns of Malton and Norton, adjacent to the A64 trunk road.

The property is accessed from Westfield Way which connects directly to Scarborough Road which in turn connects to the A64.

Norton town centre is within walking distance.

DESCRIPTION

Modern portal-framed industrial unit set within a terrace of 5 adjoining buildings with a range of modern business features, including:

- Solid concrete floor
- Fully serviced, fitted lighting and small power
- Loading door
- Tea-point and W.C.
- Cavity brick and lined metal cladding
- Internal blockwork lining to 2.25m all round, painted
- Dedicated parking spaces

FLOOR AREAS

The property provides a gross internal floor area of approximately

123.22 sq m (1,326 sq ft)

LEASE TERMS

The property is available on a new FRI lease at a commencing rental of £13,500 per annum.

RATEABLE VALUE

Interested parties should make their own enquiries in this regard.

SERVICES

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

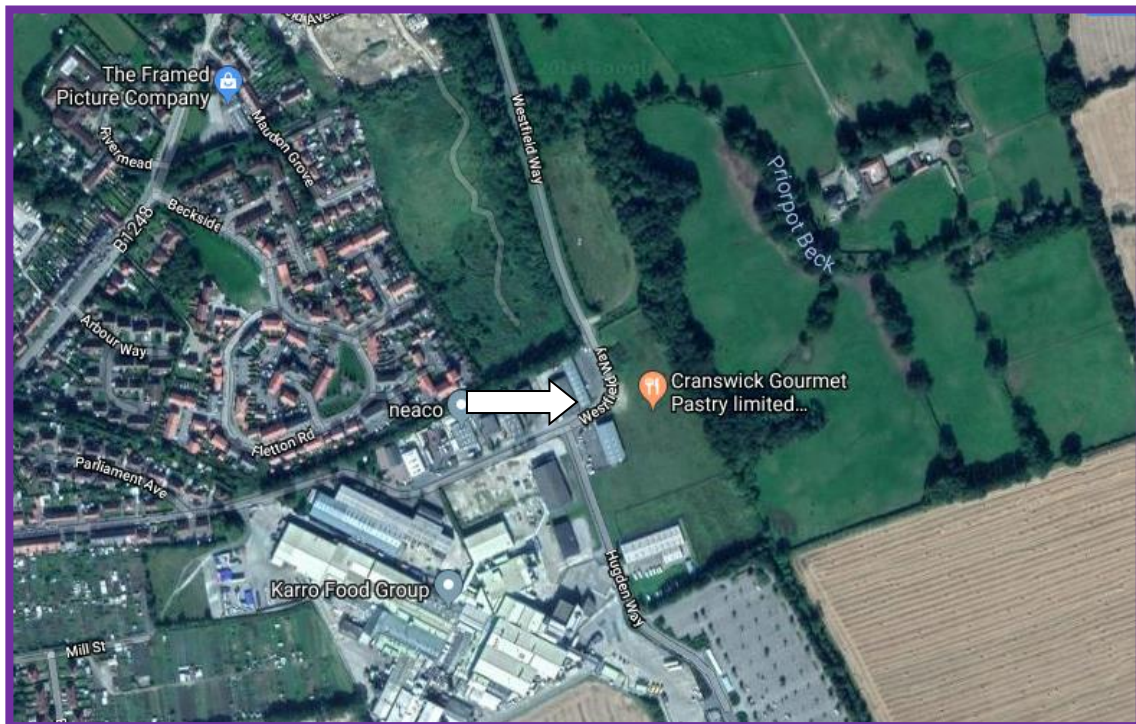
VAT

VAT will be charged at the applicable rate.

VIEWING ARRANGEMENTS AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agents. For further information, including floor plans, please contact the sole Agents on andrew@mcbeathproperty.co.uk or 07725 416002 or 01904 692929

040422 Subject to contract



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