

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

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



**Unit 10, Plot 8
Excellent versatile business unit**

- Major new commercial scheme
- New unit of approx. 116.17m² (1250ft²)
- Additional mezzanine space
- Office and tea-point
- Upgraded power supply
- Can be offered individually or combined
- Ideal for small and growing businesses
- Excellent occupier profile already established

FOR SALE

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 popular business parks in North Yorkshire and is built to very good 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, reception office, mezzanine, WC, tea-point and on-site car parking.

The floor is concrete. There is an electric roller shutter door and the 3 phase power supply has been upgraded with connection points around the property. There is LED spot lighting.

The floor area is 1250 sq ft (116.7 sq m).

There is mezzanine storage to the rear of the property providing approximately 424 sq ft (39.39 sq m) of additional space.

ASKING PRICE

£185,000 (plus VAT).

SERVICES

The property is connected for services including, electricity (3-phase), water and drainage. The electricity supply has been upgraded to provide 3 x 100A.

SERVICE CHARGE

A site management charge is incurred for the maintenance of external areas.

RATEABLE VALUE

From enquiries made on the VO website we believe the unit has a rateable value of £9,600 or thereabouts, however interested parties must make their own enquiries. (2023 List subject to the national business rate in the £ to determine rates payable). The occupier may benefit from small business relief whereby no business rates will be payable,

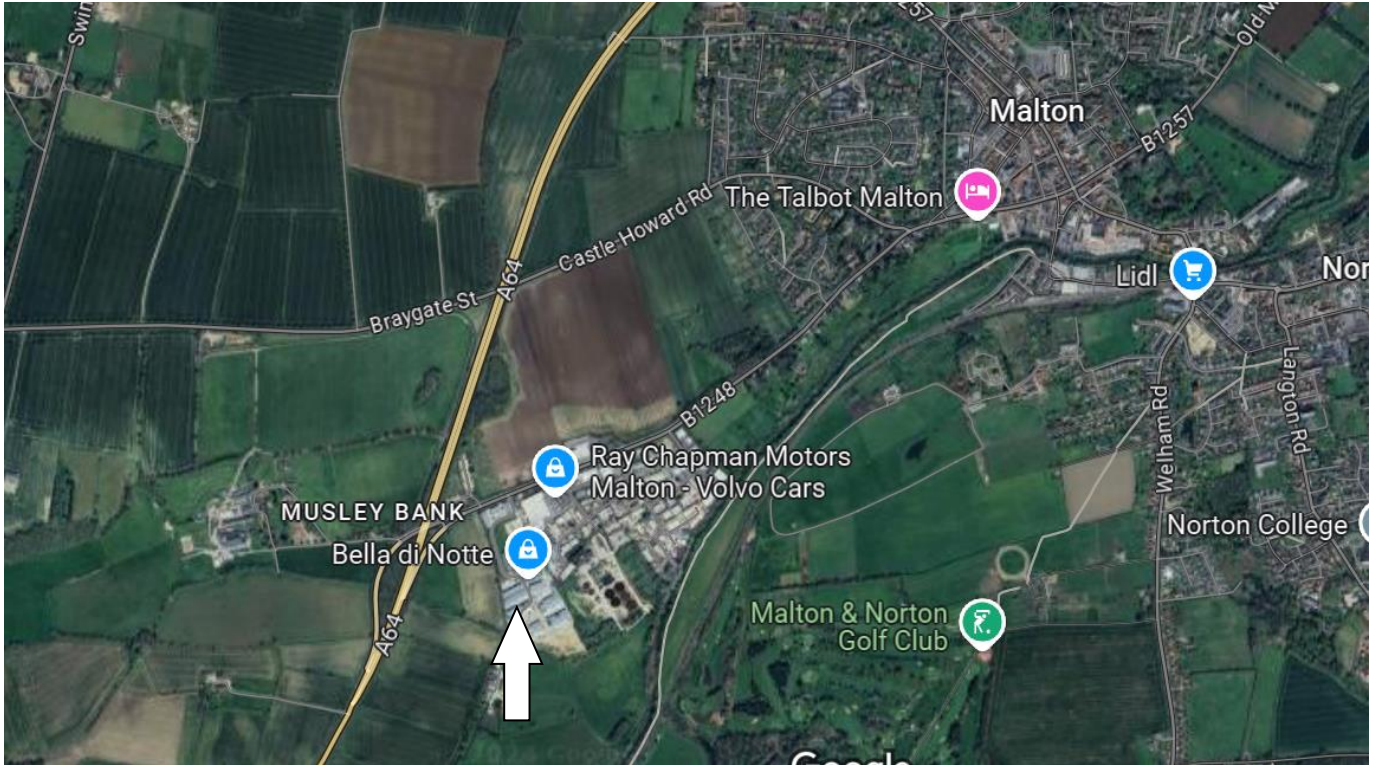
EPC

An EPC will be provided if appropriate.

VIEWING AND FURTHER ENQUIRIES

Please direct all enquiries to the sole agents, Andrew McBeath of McBeath Property Consultancy Limited andrew@mcbearthproperty.co.uk or 07725 416002.

Subject to contract 230125



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



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The unit is shown edged red

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