



17a Malton Enterprise Park, Malton

£15,000 P.A

Stephensons
commercial



Est. 1871

Malton Enterprise Park, Malton YO17 6AB

£15,000 P.A

A modern industrial unit, situated on the impressive Malton Enterprise Park, on the outskirts of Malton. The unit provides easy access onto the A64 and motorway network beyond.

DESCRIPTION

The property provides a modern, high specification industrial unit of 114.19 sq.m (1,229 sq.ft) on the newly developed and highly accessible Malton Enterprise Park. The unit offers an open plan warehouse area suitable for a variety of uses and with electric roller shutter door access, in addition to a modern kitchen and toilet facility.

LOCATION

The property is located on Malton Enterprise Park, a modern development on the outskirts of Malton and next to the already popular York Road Industrial Park. The estate has been built to a high specification with attractive landscaping and provides a good mix of offices and industrial units. Occupiers already present include: Screwfix, Toolstation and JMP.

Malton itself is a North Yorkshire market town and has a population of around 13,000 people as of the 2011 UK Census. It is the local area's commercial and retail centre and benefits from good road transport links, via the A64. This provides access to York (to the south-west) and Scarborough (to the north-east). Malton benefits from a railway station on the Trans-Pennine route, providing trains to Scarborough, York, Leeds, Manchester, Manchester Airport and Liverpool.





SERVICES

We understand that the property benefits from mains water, 3-phase electricity and drainage.

TERMS

The property is available by way of a new full repairing and insuring lease at £15,000 + VAT per annum, payable quarterly in advance and on a contractual term of 5 years, subject to a rent review on the 3rd anniversary. A three month rent bond is to be lodged with the Landlord for the duration of the lease.

The tenant will be responsible for any estate service charges.

RATEABLE VALUE

TBC

ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance asset rating of B 31. A full copy of the EPC is available upon request.

VIEWINGS

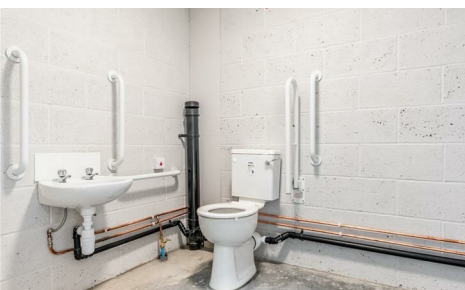
Viewings strictly by appointment with the sole letting agent - contact Stephensons Estate Agents (Commercial).

VALUE ADDED TAX

VAT will be applicable and charged at the prevailing rate.

AGENTS NOTE

Photos taken June 2022.



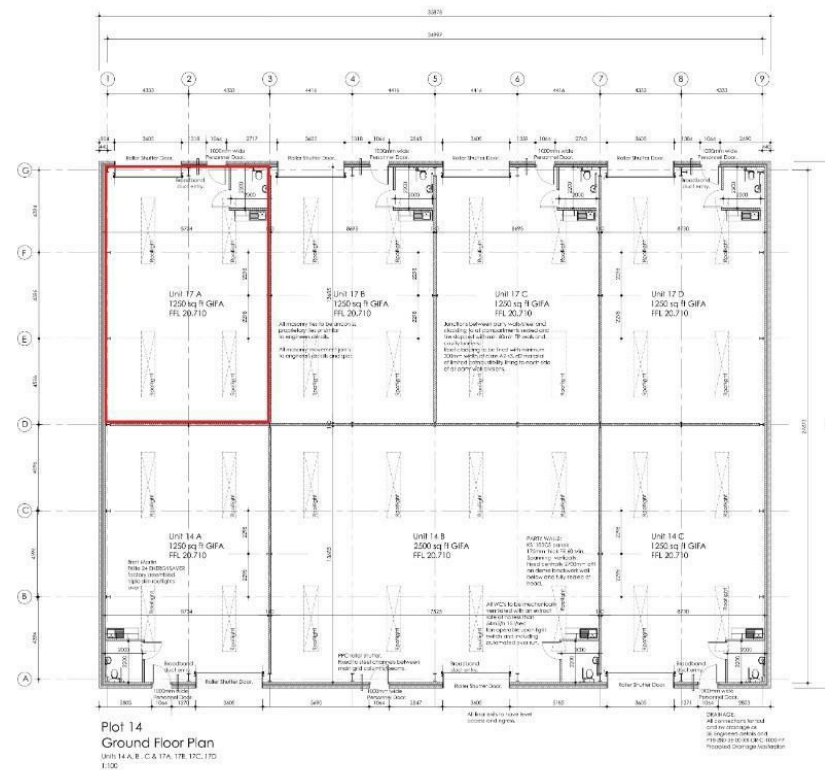
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 All work is to be carried out in accordance with the Building Regulations and the requirements of the local authority.
 The Contractor shall check all dimensions on site and
 shall be responsible for the accuracy of the drawings.

C 08.11.21 Updated to co-ordinate with revised structural design. BH
 B 27.10.21 Co-ordinated with the fabrications. BH
 A 18.10.21 WC positions and personnel doors amended. BH
 18.10.21

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MALTON ENTERPRISE PARK
 PLOT 14/17

GA Plan

Building Control
 1782 120 C