



Malton Road Industrial Estate, York, YO32 9TN

£6,000 (From) Per Annum

Stephensons
commercial



Malton Road,
YO32 9TN

Est. 1871

£6,000 (From) Per Annum

A range of industrial units available to let at Malton Road Industrial Estate, York, offering accommodation from 477 sq ft. The units provide industrial/storage space with roller shutter access and are available on new full repairing and insuring leases for terms to be agreed.

DESCRIPTION

Malton Road Industrial Estate provides a range of adaptable and open-plan accommodation suitable for a wide range of business occupiers. The units all benefit from roller shutter loading access, concrete flooring and on-site parking, making it ideal for storage, distribution, trade counter or light industrial uses.

The estate is home to a variety of local and regional businesses and is one of York's most accessible commercial locations.

The available accommodation comprises:

Unit 10 – 477 sq ft (44.31 sq m)

Unit 11 – 481 sq ft (44.69 sq m)

LOCATION

Malton Road Industrial Estate occupies a highly accessible location immediately off the A64 York to Scarborough Road, less than one mile from the Hopgrove interchange with the A1237 York Outer Ring Road. The estate provides excellent access to York city centre, approximately 3 miles to the south-west, together with the wider regional and national motorway network via the A64 and A1(M).



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



SERVICES

Mains supplies of water, electricity and drainage are understood to be connected. Tenants will be responsible for the payment of all utility charges relating to their occupation.

TERMS

The units are available by way of new Full Repairing and Insuring leases for terms to be agreed on the following rents

Unit 10 – £6,000 pa

Unit 11 – £6,000 pa

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUES

Unit 10, The Gardens: £4,100

Unit 11, The Gardens: £3,500

PLANNING PERMISSION

Interested parties should satisfy themselves that the premises have planning consent for their intended use.

ENERGY PERFORMANCE CERTIFICATE

Unit 10: E 110

Unit 11: TBC

VIEWINGS

Contact Stephenson's Estate Agents (Commercial & Development) - 01904 625 533

COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction.

VALUE ADDED TAX

All figures quoted are exclusive of VAT.

Partners:

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 477 SQ FT / 44.33 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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