



14b Malton Road Industrial Estate, York, YO32 9TN

£13,000 Per Annum

Stephensons
commercial



Malton Road,
YO32 9TN

Est. 1871

£13,000 Per Annum

An industrial/warehouse unit extending to approximately 119.19 sq m (1,283 sq ft) situated on the well-established Malton Road Industrial Estate. Available on new full repairing and insuring lease on a term to be agreed.

DESCRIPTION

The accommodation provides an open-plan industrial/storage space with concrete flooring, roller shutter loading access and generous internal eaves height, making it suitable for a variety of industrial, warehouse, storage, trade counter and light manufacturing uses.

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

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 unit is available by way of new Full Repairing and Insuring lease for terms to be agreed at £13,000 pax.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUES

Unit 14b, The Gardens: £7,400

PLANNING PERMISSION

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

ENERGY PERFORMANCE CERTIFICATE

Unit 14b: E 113

VIEWINGS

Contact Stephensons 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 1283 SQ FT / 119.16 SQ M - (Excluding Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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