Malton Road Industrial Estate, York, YO32 9TN

£33,000 Per Annum

Stephensons
commercial

Malton Road, York YO32 9TN

£33,000 Per Annum

Est. 1871

A detached industrial/warehouse unit extending to approximately 124.21 sq.m (1,337 sq ft) with good sized yard

Situated on the well established Malton Road Industrial Estate, which is home to a variety of local and regional businesses and is one of York's most accessible commercial locations.

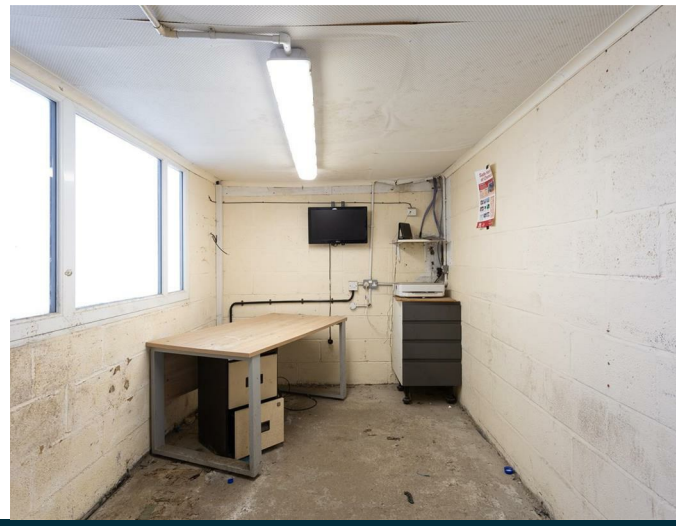
DESCRIPTION

The accommodation provides an open-plan industrial/storage space with concrete flooring, roller shutter loading access doors and generous internal eaves height, making it suitable for a variety of industrial, warehouse, storage, trade counter and light
manufacturing uses. The unit also benefits from a good sized yard area, being located directly adjacent to one of the site's entrances.

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 at £33,000 for a term to be agreed.

LOCAL AUTHORITY
City of York Council.

RATEABLE VALUES
Unit 1: £8,100

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

ENERGY PERFORMANCE CERTIFICATE
Unit 1: TBC

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.

Stephensons
commercial

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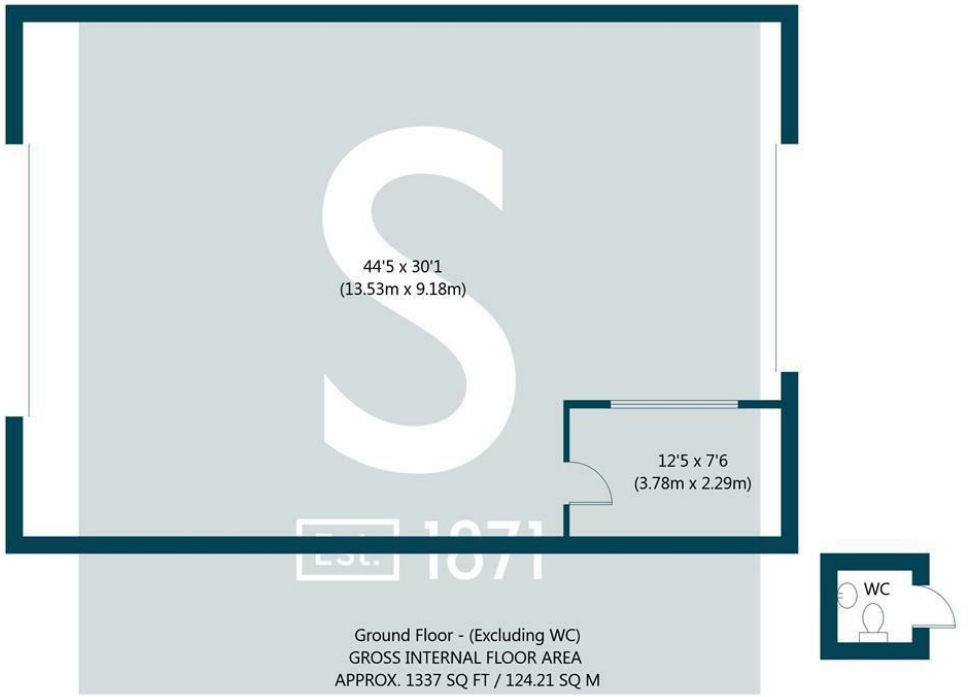

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1337 SQ FT / 124.21 SQ M - (Excluding WC)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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