



Unit 17, Malton Road Industrial Estate, York, YO32 9TN

£27,000 Per Annum

Stephensons
commercial

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Est. 1871

Malton Road,
York YO32 9TN

£27,000 Per Annum

The property comprises a steel portal frame warehouse of circa 200.92 sq.m (2,163 sq ft) together with a substantial gated yard (approximately 0.218 acres), offering excellent loading, parking and external storage facilities, situated on the well-established Malton Road Industrial Estate, York.

DESCRIPTION

The property comprises a steel portal frame industrial unit with profile metal clad elevations beneath a pitched roof, extending to approximately 200.92 sq.m (2,163 sq ft).

The warehouse provides open-plan accommodation with concrete floor, good internal eaves height and a full-height roller shutter loading door allowing direct access from the adjoining yard. The building is well suited to storage, industrial or workshop uses.

Externally, the property enjoys a substantial gated yard extending to approximately 0.218 acres, providing ample space for open storage or parking. Additional yard space may be available for by of further negotiation.



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.



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).

SERVICES

Mains supplies of water and electricity 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 £27,000 for a term to be agreed.

LOCAL AUTHORITY

City of York Council.

RATEABLE VALUES

Unit 17: £14,500

PLANNING PERMISSION

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

ENERGY PERFORMANCE CERTIFICATE

Exempt - low energy use building

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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 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
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Land at Malton Road Industrial Estate, A64, York, YO32 9TN



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 2163 SQ FT / 200.92 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2163 SQ FT / 200.92 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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