

# MALTON EDEN BUSINESS PARK

YO17 6RT

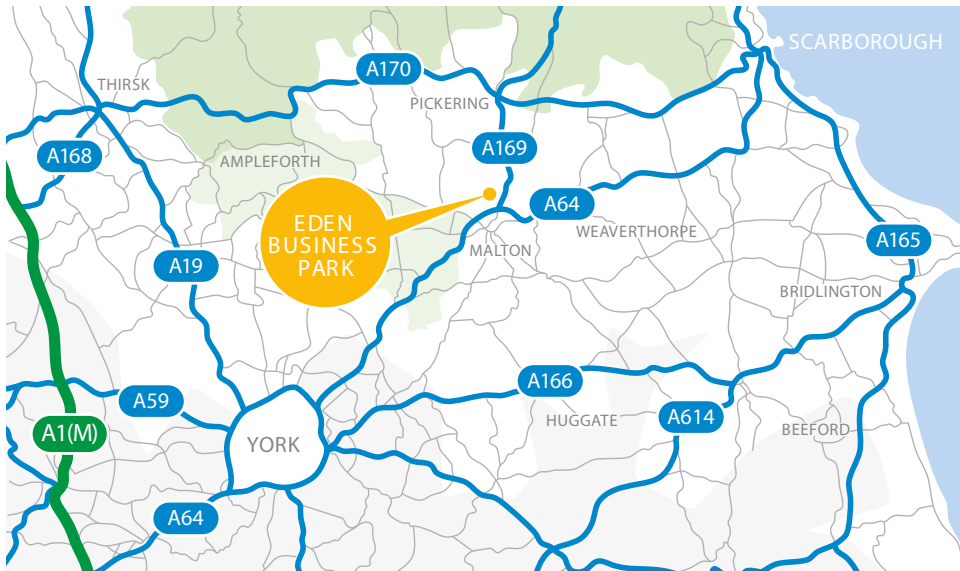


30 acres for industrial and office development

Food Enterprise Zone



# MALTON EDEN BUSINESS PARK YO17 6RT



## LOCATION

Eden Business Park is located immediately off the A64 dual carriageway with its junction onto the Pickering road (A169), north of the thriving town of Malton.

Public Transport services connect Malton regionally via the Transpennine Rail Service and the Yorkshire coastline Bus Service to Scarborough, York, Leeds and beyond.

The York connection provides a link to the East Coast mainline between Scotland and London. London can be reached in under 2 hours 30 minutes. Rail services to York and beyond are to double in frequency and capacity by 2019.

The A64 links Scarborough via Malton to York with a mixture of dual carriageway and normal road. Scarborough is 23 miles to the East with York being 18 miles to the West, A135 miles and Leeds 43 miles.

## MALTON

Malton is an affluent and bustling market town with an ever expanding range of employers including agricultural, engineering, science and technology and professional services amongst others.

## MALTON FOOD ENTERPRISE ZONE

The site has been promoted as a FEZ (Food Enterprise Zone) which speeds up delivery as planning has already been secured and helps secure grant opportunities for the appropriate business users. The agreed Design Guide ensures a quality, vibrant, highly landscaped, semi-rural environment will be developed.

## DESCRIPTION

Eden Business Park is a 30 acre mixed use development opportunity. Infrastructure works, including new roads and roundabout, are in place and the various parcels of land are ready to develop immediately, once occupiers have been identified.

Planning has been received for B1, B2, B8 uses and units can be constructed to accommodate your precise requirements and offered "To Let" or "For Sale" freehold.

## CONTACT

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