

WAREHOUSE / INDUSTRIAL UNITS

McBeath
Property Consultancy

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mcbeathproperty.co.uk

FOR SALE / TO LET



**UNITS 4&5, 11 CHERRY FARM CLOSE, MALTON
ENTERPRISE PARK, MALTON, YO17 6DU**

- ✓ **2,500 SQ.FT (232.26 SQ.M)**
- ✓ **2 UNITS OF APPROX. 116M² (1,250FT²) EACH**
- ✓ **IDEAL FOR SMALL AND GROWING BUSINESSES**
- ✓ **CAN BE OFFERED INDIVIDUALLY OR COMBINED**
- ✓ **MAJOR NEW COMMERCIAL SCHEME**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is located at Malton Enterprise Park, a major new business park situated with immediate frontage to York Road Industrial Estate on the outskirts of the thriving market town of Malton. Malton Enterprise Park has already attracted Screwfix, Toolstation, Online Kitchenware, Bella di Notte, Travis Perkins and JMP.

York Road Industrial Estate is situated between the A64 turn-off and Malton town centre, therefore offering excellent road links. Malton benefits from superb public transport service including the Yorkshire Coastliner bus service which connects the town with Scarborough, York and Leeds and the Trans-Pennine rail service which connects the town with Scarborough and a number of towns across to Liverpool including, York, Leeds and Manchester. The York connection provides a link to the east coast mainline, London can be reached in under 2 hours 30 minutes.

Malton is an affluent and bustling market town with an ever-expanding range of employers including many from the new sectors of advance engineering, science and technology and professional services, amongst others.

DESCRIPTION

The subject units are situated on one of the most popular new business parks in North Yorkshire and are built to very good modern standards.

The units are of steel portal framed construction clad with insulated profiled sheeting. Unit 4 comprises warehouse space configured in an 'L shape' around an office to the front of the unit which provides wc and kitchenette facilities and mezzanine storage above. Unit 5 comprises an open plan warehouse with a wc and kitchenette.

Both units benefit from a concrete floor, 3 phase power, LED spot lighting, pedestrian access door and an electric roller shutter door with loading/parking space externally to the front.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and have the following approximate Gross Internal Areas: -

Unit 4	116.13 sq.m	1,250 sq.ft
Unit 5	116.13 sq.m	1,250 sq.ft
TOTAL	232.26 sq.m	2,500 sq.ft

TERMS

The freehold interest in the units either separately or combined is available.

The units are also available to let separately or combined by way of a new full repairing and insuring lease for a term of years to be agreed. Prices / rentals are as follows: -

UNIT	PRICE	RENTAL
4	£185,000	£12 psf
5	£185,000	£12 psf
4&5	£360,000	£11.50

RATES

We understand the units combined are assessed as follows:-

Current Rateable Value: £16,000
Rateable Value from 1st April 26: £20,750

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

The property is connected for services including, electricity (3-phase), water and drainage. The electricity supply has been upgraded to provide 3 x 100A.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B (26). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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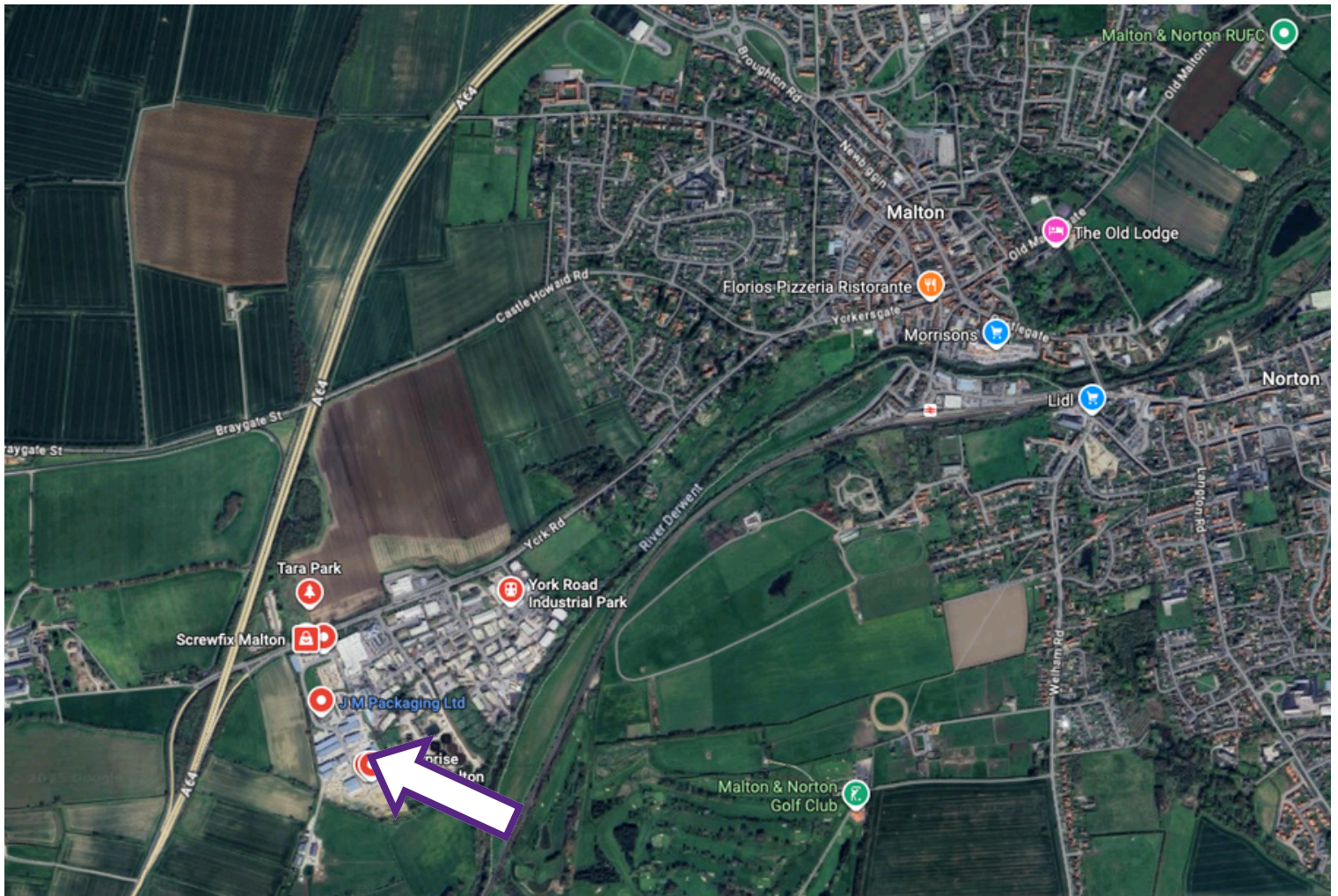
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Subject to Contract - Nov 25



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