

INDUSTRIAL / WORKSHOP UNITS

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



UNITS 1 & 2 SHOWFIELD LANE INDUSTRIAL ESTATE, MALTON YO17 6BT

- ✓ **2,408 SQ.FT (223.67 SQ.M)**
- ✓ **ESTABLISHED INDUSTRIAL ESTATE**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **BUSY NORTH YORKSHIRE MARKET TOWN**
- ✓ **EXTERNAL YARD & PARKING**

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

Located to the north of Malton Town Centre and benefitting from good access to both the Town Centre and the A64, Showfield Lane Industrial Estate is one of the prime trade locations in North Yorkshire. Other operators established on the site include Calverts Carpets, Jewsons, MKM Building Supplies and Howdens Timber.

Malton is a well-connected market town located approximately 18 miles north-east of York and around 25 miles from Scarborough, providing access to both regional and coastal markets. The A64 lies a short distance to the south, offering direct road links to York, Leeds, and the wider motorway network.

Malton railway station provides regular services to York, with onward national connections, supporting accessibility for staff and visitors.

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction, currently configured as two interconnecting units with independent access.

Unit 1 is fitted to provide trade counter accommodation and benefits from a suspended ceiling incorporating LED lighting, solid concrete flooring, an electrically operated roller shutter loading door and dedicated WC facilities.

Unit 2 comprises warehouse accommodation beneath a dual-pitched roof incorporating translucent rooflights, with brick and blockwork elevations. Loading is provided via an up-and-over roller shutter door measuring approximately 2.98m (h) x 3.00m (w). The unit has a minimum eaves height of approximately 3.11m and customer parking is available to the front of the property.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and comprises a Gross Internal Area of **2,408 sq.ft (223.67 sq.m)**.

TERMS

The units are available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£16,000 per annum** exclusive of rates, insurance and VAT.

SERVICES

The property is connected for mains electricity, water and drainage.

RATEABLE VALUE

Interested parties are advised to make their own investigations with the Local Rating Authority (North Yorkshire Council).

It is our understanding that qualifying businesses will benefit from 100% rates relief, however, interested parties are advised to make their own enquiries. More information is available from North Yorkshire Council.

Subject to Contract - July 26

ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

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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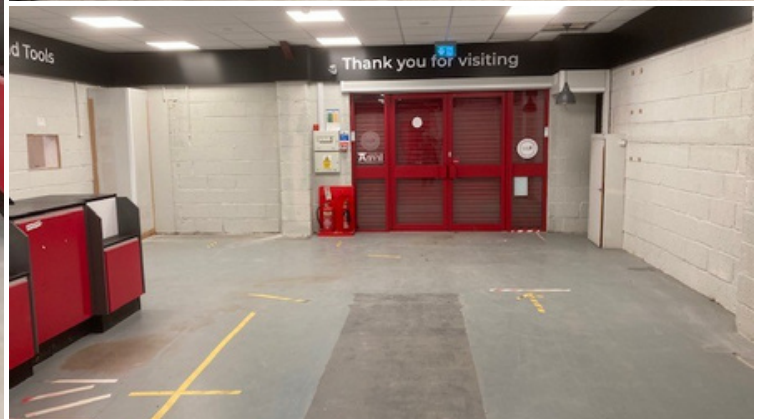
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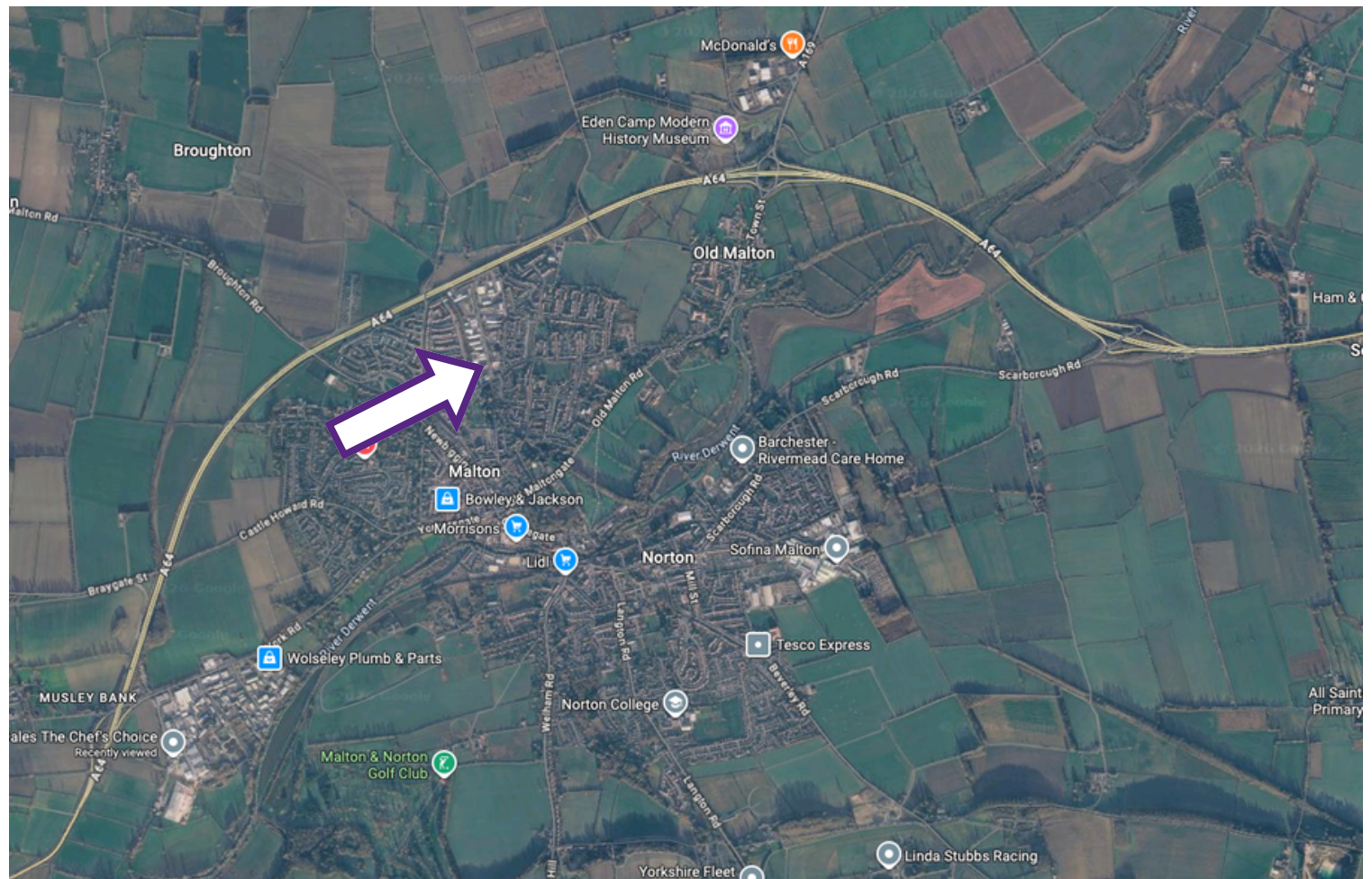
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