

# FOR SALE or TO LET

MODERN WAREHOUSE / INDUSTRIAL  
PREMISES

1,250 SQ FT to 2,550 SQ FT



**HOLDER & CO**  
Property Consultants



## Units 5 & 6, Malton Enterprise Park, Malton, YO17 6AB

- Available individually or combined
- Modern & attractive units
- 6.7m rising to 7.8m eaves heights
- Rare opportunity to purchase





## LOCATION

Situated on a popular modern new-build industrial park with a variety of users, just off the main York Road (B1248), with Malton town centre only 1.5 miles, York outer ring road 13 miles and Scarborough and the East Coast being 24 miles distant.

## DESCRIPTION

The premises comprise 2 modern single storey end-terraced industrial / warehouse units with W/C blocks and kitchenettes within each. The units could easily be opened up to be occupied together or kept as individual units. The units benefit from eaves height's of 6.7m rising to 7.8m. Loading is via single roller shutter doors from an external forecourt area. The units benefit from reduced cost electricity via solar panels on the roofs.

## TERMS

The premises are offered, either individually or together at a freehold price of £160 per sq ft to purchase or to let on a new lease at a rental of £10.50 per sq ft for a minimum term of 3 years.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq M	Sq ft
Unit 5	116.13	1,250
Unit 6	120.77	1,300
<b>Total</b>	<b>236.90</b>	<b>2,550</b>

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## CONTACT

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