

FOR SALE or TO LET

MODERN WAREHOUSE / INDUSTRIAL
PREMISES

1,250 SQ FT (116.13 SQ M)



HOLDER & CO
Property Consultants



Unit 7,
Malton Enterprise Park,
Malton, YO17 6AB

- Modern & attractive unit
- 6m rising to 7.17m 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 a modern single storey terraced industrial / warehouse unit with W/C block and kitchenette. The unit benefits from an eaves height's of 6m rising to 7.17m. Loading is via a single roller shutter door from an external forecourt area. The unit benefits from reduced cost electricity via solar panels on the roof.

TERMS

The premises are offered at a freehold price of £200,000 (£160 per sq ft) to purchase or to let on a new lease at a rental of £13,125 per annum (£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 7	116.13	1,250
Total	116.13	1,250

LEGAL COSTS

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

CONTACT

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