



### Location

York Road Industrial Estate is located immediately south of York Road (B1248), which provides rapid access to the A64 trunk road and the centre of the busy and prosperous market town of Malton.

The property is situated on the north side of Rye Close, close to the junction of Seven Street.

Noteable occupiers in the immediate vicinity include: Scothern Construction Ltd, David Harrison Builders and Aquapoint Ltd.

### Description

The premises which were constructed approximately 25 years ago form a two-storey office block with warehousing to the side and rear.

The building is of steel portal frame construction incorporating brick and profile steel cladding.

There is a large yard to the front of the property.

### Floor Areas

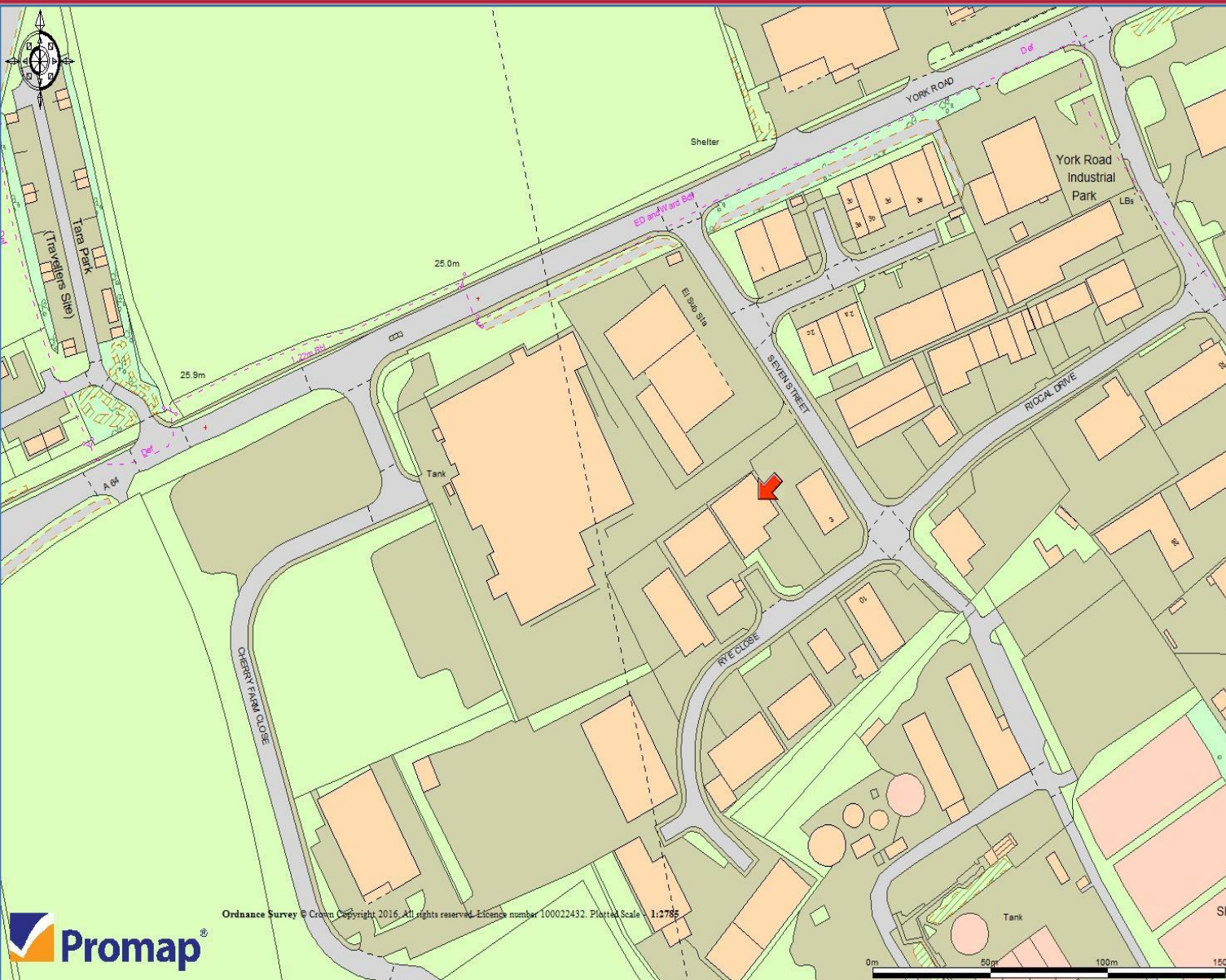
The premises provide the following gross internal floor areas:-

Ground floor offices	151 sq m	1,625 sq ft
First floor offices	128 sq m	1,380 sq ft
Warehouse:	298 sq m	3,210 sq ft
<b>Total:</b>	<b>577 sq m</b>	<b>6,215 sq ft</b>

### Services

Mains water, electricity and drainage are connected to the property.





## EPC

**D** 76-100

**98** This is how energy efficient the building is.

## Rates

We understand that the property is assessed for rating purposes as follows:

Rateable Value £21,250 (2010 Rating List)

Rates Payable £10,476

## Terms

The property is available by way of a new 10-year lease on full repairing and insuring terms, subject to a rent review at the end of the fifth year.

## Rent

£25,000 per annum.

## VAT

All monies are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.

## Further Information

For further information please contact

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