#### WAREHOUSE / INDUSTRIAL TO LET

#### UNIT 11 - 495 SQ FT



# STAPLETON WATERHOUSE

#### Location

Malton Road Industrial Estate is located immediately off the A64 Malton Road less than 1 mile from the Hopgrove junction with the A1237 North York ring road thereby providing excellent access to the regional and national road networks as well as central York.

York city centre is approximately 3 miles distant and the extensive retail and leisure facilities of Monks Cross are a short drive.

The industrial estate is well established with a range of local and regional businesses based there.

#### Description

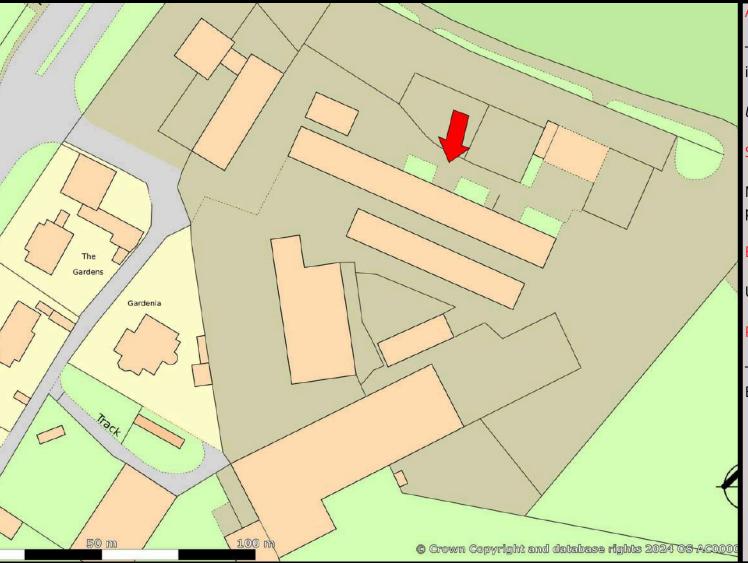
The available premises comprise industrial /warehouse units with blockwork and profile sheet elevations under a pitched roof. Accessed via roller shutter loading doors. Internally, the buildings have concrete floors and 3 phase electrics.

Unit 9 has an office and WC.

Unit 11 is a storage unit with no WC, drainage, or running water.

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# Accommodation The units provides the following approximate gross internal floor area: Unit 11 495 sq ft Services Mains, 3 phase electricity, water and drainage to a private septic tank. EPC

Unit 11

Exempt.

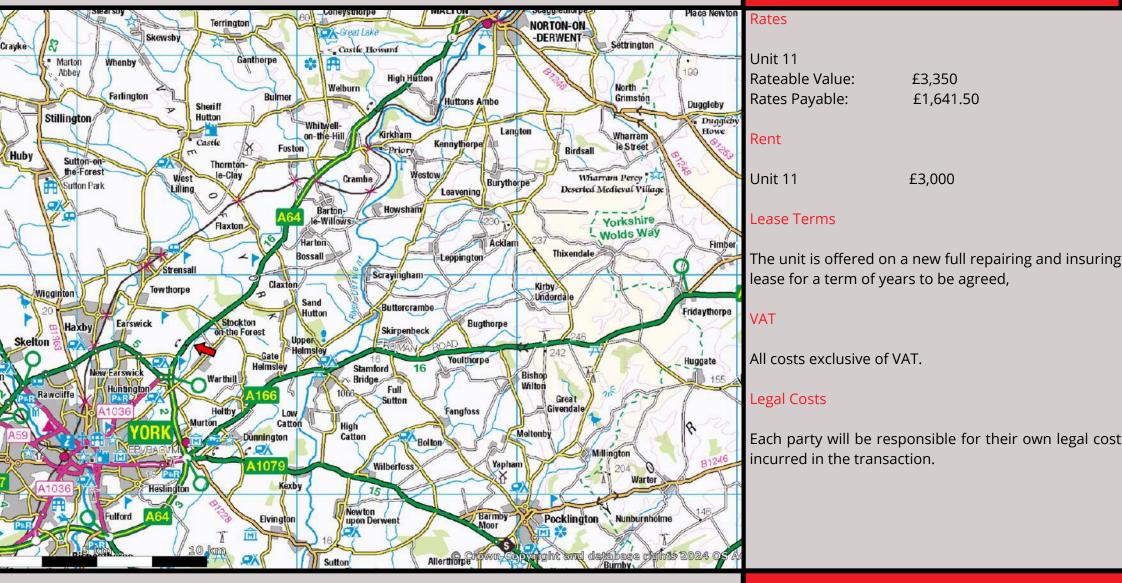
#### Planning

The current use is an warehouse, designated as Class E, under the new Use Classes Order (2020).

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# STAPLETON WATERHOUSE

#### **RICS Code for Leasing Premises**

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

#### Further Information

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