

**MALTON ROAD INDUSTRIAL ESTATE, YORK, YO32 9TN**

**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.

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

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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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### Rates

Unit 11  
Rateable Value: £3,350  
Rates Payable: £1,641.50

### Rent

Unit 11 £3,000

### Lease Terms

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed,

### VAT

All costs exclusive of VAT.

### Legal Costs

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

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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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