

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

**WAREHOUSE / INDUSTRIAL UNIT TO LET**

**UNIT 2 - 4,730 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 premises comprise an industrial/warehouse unit of steel frame construction with brick/blockwork and profile sheet elevations under a pitched roof incorporating translucent rooflights.

The building is accessed via roller shutter loading door and personnel door. Internally, the building has a concrete floor, LED lighting, office and WC facility, and is serviced by water and 3 phase electrics.



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

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#### Accommodation

The units provides the following approximate gross internal floor area:

Unit 2                      4,730 sq ft.

#### Services

Mains, 3 phase electricity, water and drainage to a private septic tank.

#### EPC

Exempt.  
Further information available upon request.

#### Planning

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

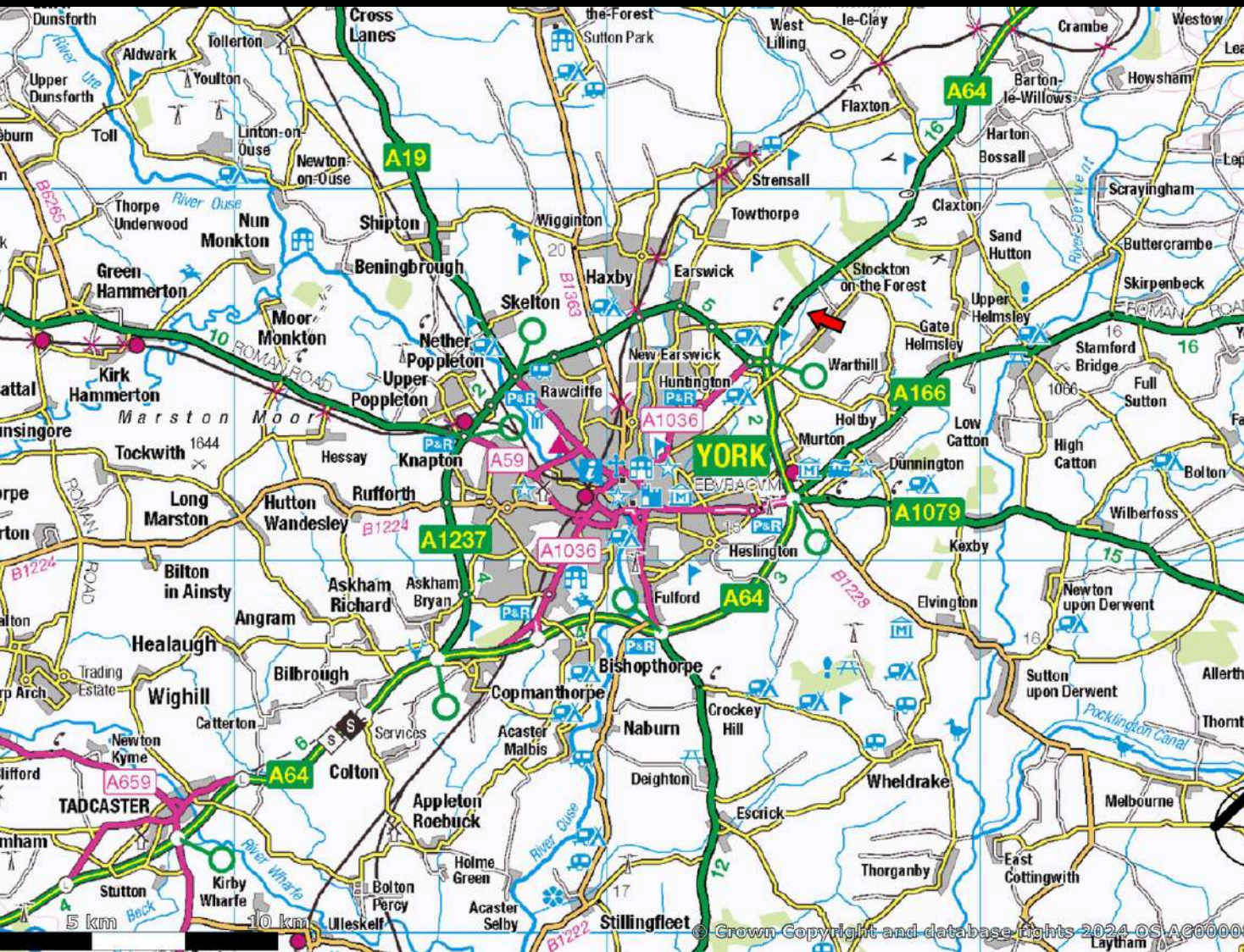
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### Rates

Rateable Value: £20,250  
Rates Payable: £9,922.50

### Rent

£35,000 per annum.

### 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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