



Unit 13C, Malton Enterprise Park, York Road, Malton, YO17 6AB

Modern Industrial Unit To Let at Malton Enterprise Park

- Eaves Height of 5.35 Meters
- W/C and Kitchenette Facilities
- Highly Accessible Location
- [///tutorial.point.pelting](http://tutorial.point.pelting)
- Brand New Industrial Unit
- Roller Shutter Doors
- Ideal for small and growing businesses

Summary

Available Size	1,250 sq ft
Rent	£14,000 per annum
Business Rates	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
EPC Rating	B

Description

The property comprises a modern mid-terrace light industrial unit of steel portal frame construction, clad in profile steel sheeting beneath a shallow pitched roof.

The unit provides high-quality, open-plan industrial accommodation with generous internal height, benefiting from excellent natural light via roof lights, supplemented by energy-efficient LED lighting. Internally, the specification includes a solid concrete floor, lower-level masonry walls with insulated cladding above, creating a practical and well-presented working environment.

Access is via a full-height roller shutter door, allowing convenient loading and vehicular access, together with a separate pedestrian entrance.

Ancillary accommodation includes a disabled-access W/C and a fitted kitchenette, suitable for staff welfare. The unit also benefits from a 3-phase electricity supply and installed Wi-Fi.

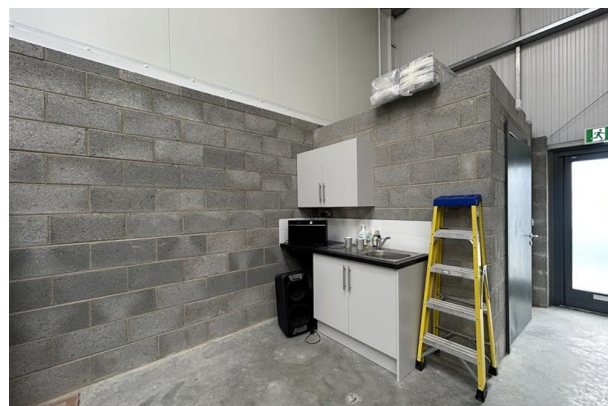
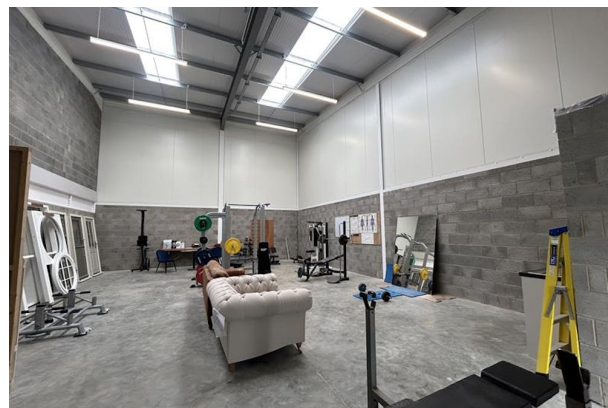
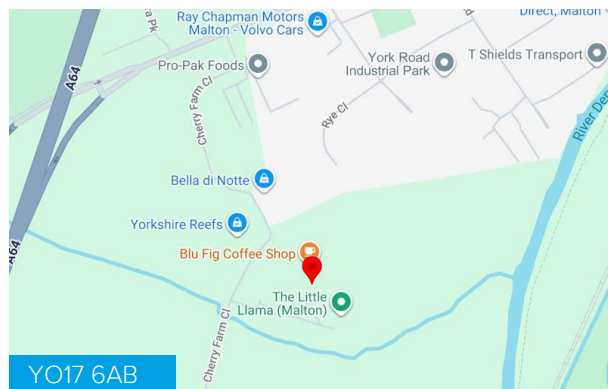
Externally, the property has one dedicated car parking space directly outside, with additional communal parking available nearby.

Location

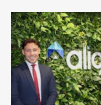
The property is located at Malton Enterprise Park, a major new business park situated with immediate frontage to York Road Industrial Estate on the outskirts of the thriving market town of Malton.

York Road Industrial Estate is strategically located between the A64 turn-off and Malton town centre, providing excellent road connectivity.

Malton enjoys strong public transport links, including the Yorkshire Coastliner bus service, which connects the town with Scarborough, York, and Leeds, and the Trans-Pennine rail service, offering direct connections to Scarborough and a range of towns across to Liverpool, including York, Leeds, and Manchester. The connection at York provides access to the East Coast Main Line, enabling London to be reached in under 2 hours and 30 minutes



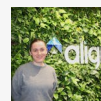
Viewing & Further Information



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