

UNIT 12 SHOWFIELD LANE INDUSTRIAL ESTATE MALTON



An excellent opportunity to purchase a large, well established industrial property totaling 0.45 acres and including a useful 6420 sq ft building.

Ideally located on Showfield Lane Industrial Estate, Malton.

OFFERS BASED ON £300,000

Formerly the site of North Yorkshire Artstone, this 0.44 acres site occupies a prime position in the heart of the Showfield Lane Industrial Estate, an established industrial and trading area situated close to the centre of the busy market town of Malton.

The property comprises a fully enclosed steel portal frame building providing 6420 sq ft of flexible industrial space, situated at the end of a large, fully concreted yard bordered by security fencing.

ACCOMMODATION

The building is of Steel Portal Frame construction, with block walls, strip lighting throughout and 3 phase power supply. Currently split into three areas, the building offers a flexible footprint suitable for a variety of industrial uses.

Main Workshop

75' 1 x 49' 2

Includes staff toilet with low flush WC and hand basin.



Former Carpentry Shop

75' 1 x 18' 6

Store

75' 1 x 18' 6

Including staff restroom (15' 0 x 8' 5)

Externally

The property includes a large concrete yard area with access gates on Showfield Lane.

BUSINESS RATES

We are advised that the rateable value of the property is £30,500.00 per annum, with 41.4p payable in the pound.

VIEWING

All arrangements to view are strictly by appointment through the Agents, and no approaches whatsoever should be made to the Owner or the business.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

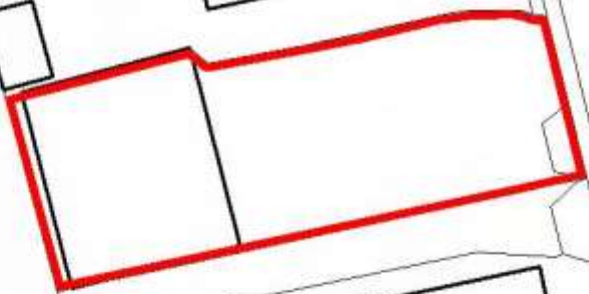


Industrial Estate

HOWFIELD LANE

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NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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