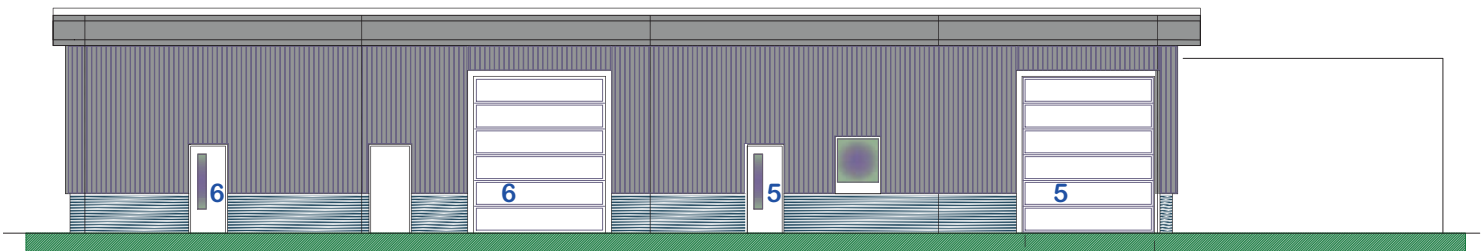
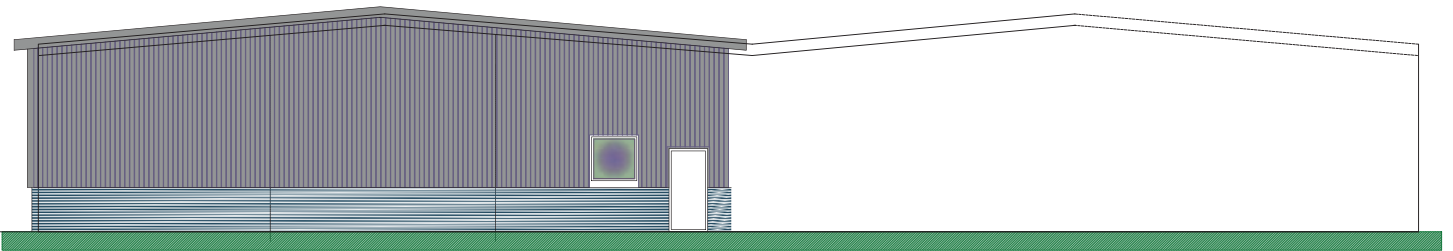
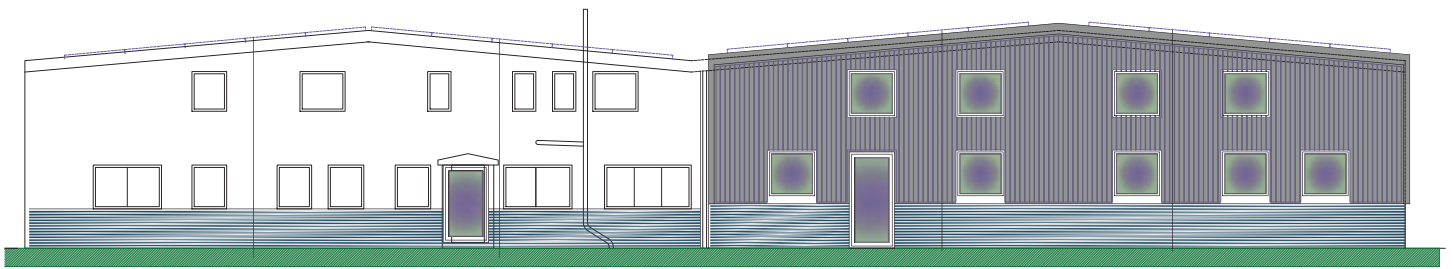


TO LET

HIGH QUALITY INDUSTRIAL/ TRADE COUNTER UNITS

2,669 - 5,360 sq ft (248 - 498 m²)



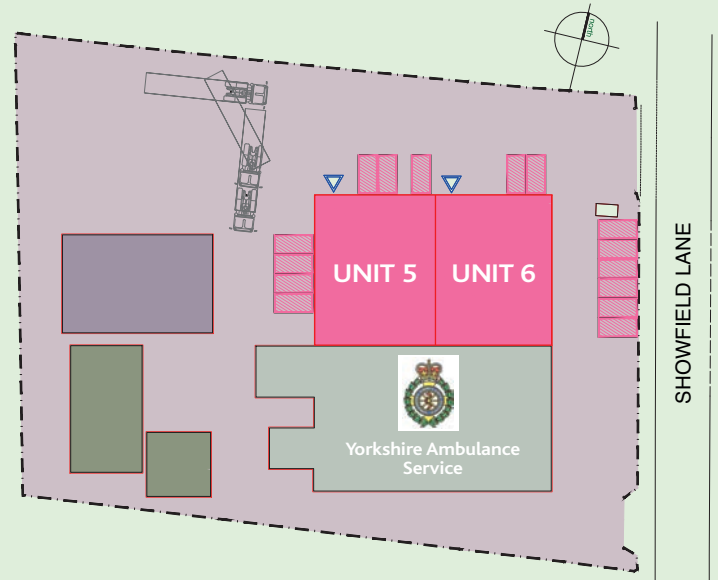
UNITS 5 & 6

JACKSONS YARD, SHOWFIELD LANE, MALTON

UNITS 5 & 6

JACKSONS YARD, SHOWFIELD LANE, MALTON

2,669 - 5,360 sq ft (248 - 498 m²)



LOCATION

Located to the north of Malton Town Centre and benefitting from good access to both the Town Centre and the A64 the Showfield Lane Industrial Estate is one of the prime trade locations in North Yorkshire. Operators established on the site include Wolsey Group, Pet World, Jewsons, MKM and Howdens Timber to name but a few.

DESCRIPTION

This is an extremely prominent and visible unit standing within a secure compound, of steel frame construction with brick and metal clad elevations benefitting from the following:

- High fenestration giving natural light
- Ground level loading doors
- Excellent parking/loading facilities
- The unit can be split to form two separate units if required
- The property is fitted with WC facilities

ACCOMMODATION

We currently have the following units available, which have all been measured on a Gross Internal Basis:

Unit 5	2,669 ft ²	(248 m ²)
Unit 6	2,691 ft ²	(250 m ²)
Total	5,360 ft²	(498 m²)

PLANNING

We understand the property has planning consent for both B2 and B8 use.

RATEABLE VALUE

The property is not assessed.

TERMS

On application

SUBJECT TO CONTRACT

VIEWING

By contacting the joint agents,
AWS Ltd or Routhwaite Woodhead.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
AWS and Routhwaite & Woodhead on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by AWS or Routhwaite & Woodhead has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. Sept 2013.

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