



## New High Quality B1/B2 Hybrid Accommodation

### DESCRIPTION

Malton Enterprise Park will provide brand new high quality self-contained hybrid accommodation benefitting from the following specification:

- 4.5m eaves
- WC's and sink area
- Finished to the latest part 'L' building regulations
- Dedicated on site car parking area
- Separate rear service yard
- 3 Phase electric supply
- Mezzanine floor available
- Superfast fibre optic broadband available
- Highly landscaped environment
- Secure site with CCTV

Units can be offered with bespoke specifications to meet your requirements.

### TERMS

The premises are available freehold. Leasehold will be considered by way of a new full repairing and insuring lease for a term of years to be agreed.

Prices available on application.

### A new development by Harrison Developments LLP

Harrison Developments LLP is a highly respected Yorkshire based property developer and building contractor renowned for quality workmanship.



### ACCOMMODATION

The units will provide gross internal floor areas from:

**1,250 - 5,000 sq ft (116 - 465 sq m)**

- See Proposed Master Plan

### VAT

Any reference to price, premium or rent are deemed to be exclusive of VAT.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

### VIEWING/FURTHER INFORMATION

For further information or to arrange an inspection please contact the joint agents:



Call: 01653 916600  
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