



## New High Quality B2/B8 Warehouse/Industrial Accommodation

### DESCRIPTION

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

- 13m eaves
- 10% grade A office accommodation
- Ground level and dock level loading bays
- Finished to the latest part 'L' building regulations
- Dedicated on site car parking area
- Vehicle goods service yard area
- 3 Phase electric supply
- Mezzanine floor available
- Highly landscaped environment
- Secure site with CCTV and barrier entrance

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.

### ACCOMMODATION

The units will provide gross internal floor areas from:

**20,000 - 100,000 sq ft (1,858 - 9,290 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

Email: [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

## A new development by DH Group Malton Ltd

DH Group Malton Ltd is a highly respected Yorkshire based property developer and building contractor renowned for quality workmanship.



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