

TO LET - WAREHOUSE / WORKSHOP UNIT & SECURE COMPOUND

MALTON ROAD,
PICKERING, YO18 8EA

- Site Area: Approx 0.73 Acres
- Unit: Approx 1,159 SQ.FT
- Surfaced / Fenced / Gated Compound
- Eaves Height: Approx 3m
- Good Access to A64 / A170



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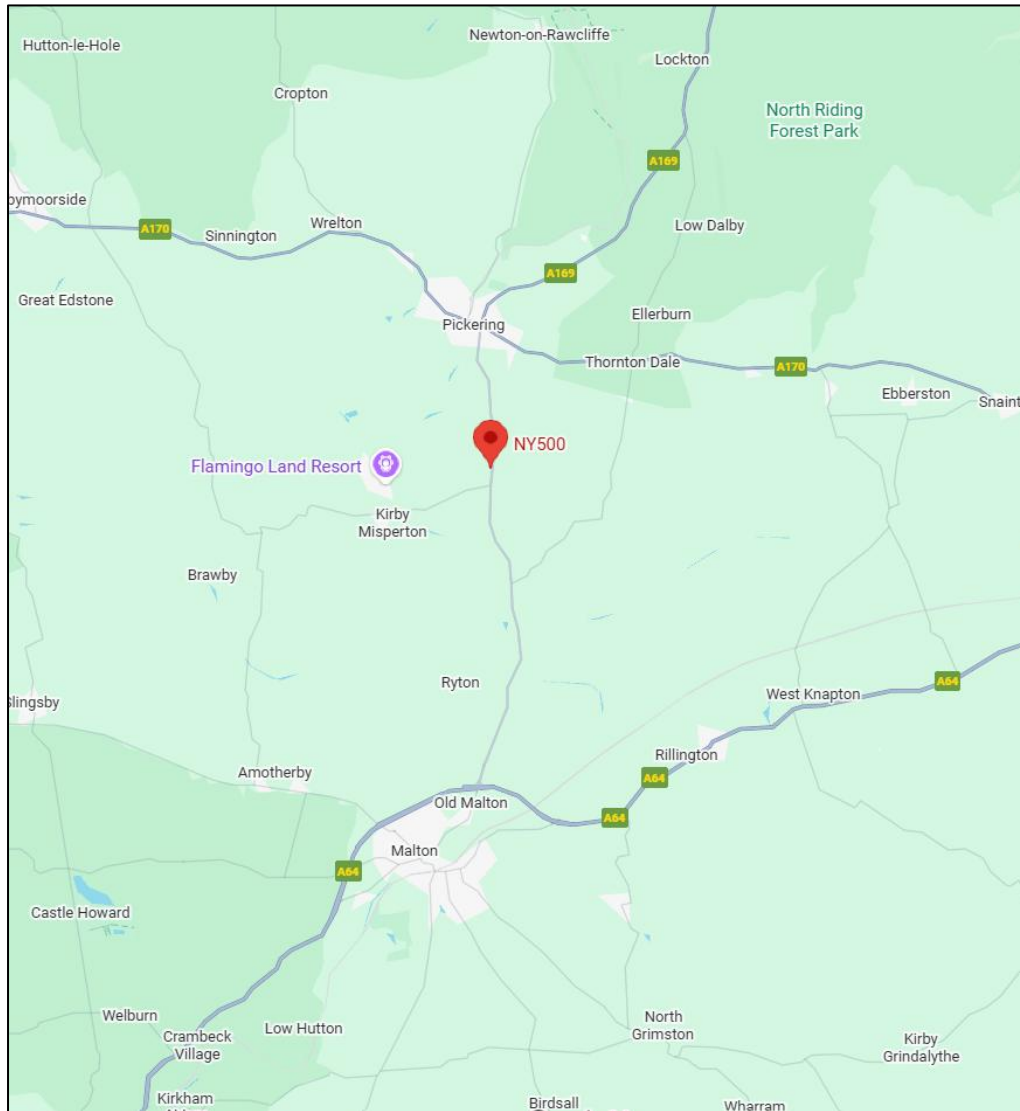
Workshop / Warehouse Unit & Secure Compound.....

The site comprises a secure, fenced and gated compound extending to 0.73 Acres together with a workshop / warehouse unit of 1,159 sq.ft (GIA) and roller shutter / eaves height of approximately 3m. In addition, there is a separate single WC facility adjacent to the main unit. The site is essentially self contained but does form part of a wider site and is accessed from Toft Road (just off the A170) though electric, remote access gates.

The site is situated fronting the heavily trafficked Malton Road between the popular North Yorkshire market towns of Pickering and Malton which have extensive amenities as well as bus and rail services which feed into the wider national network. The site is approximately 5 miles North of the A64 carriageway which links the East Coast to the major cities of York and Leeds to the West. At the junction with the A64 there has been extensive commercial development to provide warehouse / workshop space together with a service station and associated retail and food outlets.



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PLANNING

Interested parties are advised to make their own planning enquiries with the local authority: North Yorkshire Council (Ryedale) – 0300 131 2131 / planning.rye@northyorks.co.uk

BUSINESS RATES

Awaiting assessment

EPC

N/A

TERMS

The site is being made available on a new FRI lease for a term of year to be negotiated at a guide rent of £30,000 per annum.

VIEWING

Strictly by appointment only with Sole Letting Agents:

Malcolm Stuart Property Consultants LLP
James Stuart
01937 530853 / 07841 470654
james@malcolm-stuart.com

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared June 2026 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.