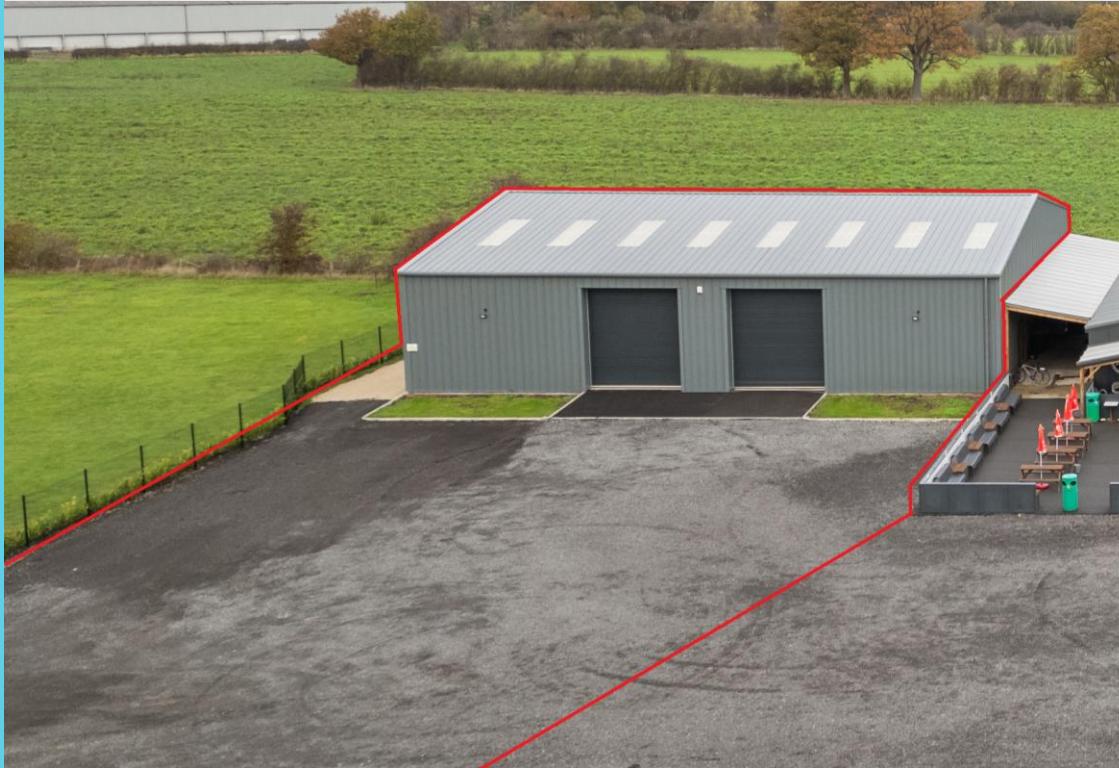


TO LET - MODERN WORKSHOP / WAREHOUSE UNIT

MALTON ROAD,
PICKERING, YO18 8EA

- Approx 5,502 SQ.FT
- Guide Rental: £50,000 per annum
- 2 x Electric Roller Shutter Doors
- 3 Phase Electric Supply
- Good Yard Space To The Front
- Eaves Height: Approx 5m
- Good Access to A64 / A170



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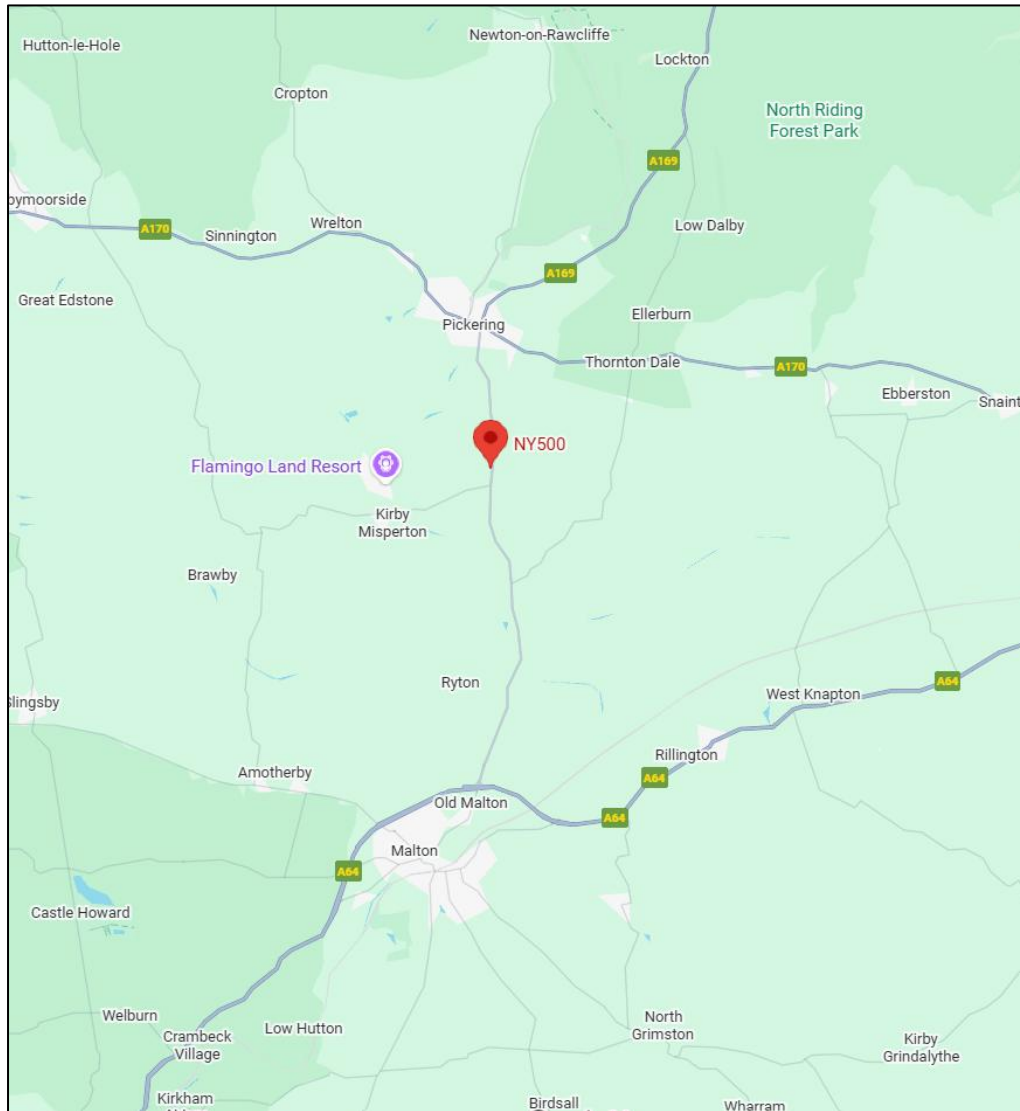
Modern Workshop / Warehouse Unit With Front Yard.....

The property comprises a modern industrial unit on a shared site with a dedicated yard. The unit currently comprises open plan space with dedicated WC facilities in the passageway with the neighbouring unit. The unit benefits from 2 roller shutter doors as well as a side personnel door together with 3 phase electric supply and a clear eaves height of approx. 5m. The yard space in front is currently open but could be demarcated if required. The wider site fronts onto the A170 Malton Road and is accessed from Tofts Road via 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

Warehouse and Premises £17,250

Current UBR for 2026/27 is 43.8p giving approx. rates payable of £7,555.50.

EPC

Available on request

TERMS

The property is being made available on a new FRI lease for a term of year to be negotiated at a guide rent of £50,000 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.