

DETACHED MODERN INDUSTRIAL PREMISES – FOR SALE



MOXON WAY, SHERBURN IN ELMET, LS25 6ES – 36,892 SQ.FT (3,427.28 SQ.M)

- SECURE GATED SITE - APPROX 2.26 ACRES
- 7.5M EAVES / 10M APEX
- 3 PHASE – 150KVA POWER SUPPLY AVAILABLE
- 4NO ROLLER SHUTTER DOORS
- SMOGHOG EXTRACTION / VENTILATION SYSTEM
- 8NO EOT CRANES - 2NO 20 TONNE / 3NO 10 TONNE / 2NO 5 TONNE / 1NO 6.3 TONNE*
- 2NO COMBAT OIL FIRED SPACE HEATERS
- HGV ACCESS TO BOTH FRONT AND REAR OF SITE / BUILDING

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stuart**
PROPERTY CONSULTANTS

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Description

Modern, detached industrial premises set on an extensive site extending to approximately 2.26 acres and benefiting from vehicular access to both the front and rear. The secure gated site is extremely well proportioned with ample car parking to the front and extensive hard surfaced yard space to the side and rear allowing for circulation and storage.

- 150kVA supply available – 3 phase electric power points on steel columns throughout
- 4 Electronically operated roller shutter doors
- 8 pendant and remote controlled EOT Cranes (*Available by separate negotiation)
- Smog Hog air filtration system
- 2 Combat oil fired space heaters
- Modern Offices – Combination of air conditioning and gas fired central heating
- Eaves height 7.5m / Apex Height 10m

To the southwest corner of the site there is both a pumping station and a telecommunications mast. Wayleave and lease agreements are in place in respect of the mast and details of these can be made available on request.

Description	SQ.M (GIA)	SQ.FT (GIA)
GF Factory / Workshop	2,931.12	31,550
GF Staff Facilities (Within workshop footprint)	84.88	914
FF Offices (Within workshop footprint)	84.88	914
GF Offices (Front extension)	163.2	1,757
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TOTAL	3,427.28	36,892

Rateable Value

Description – Factory & Premises - £84,500

Current Uniform Business Rate for 2024/25 is 54.6p – rates payable approx. £46,137

Services – We understand the site benefits from all main services.

Planning

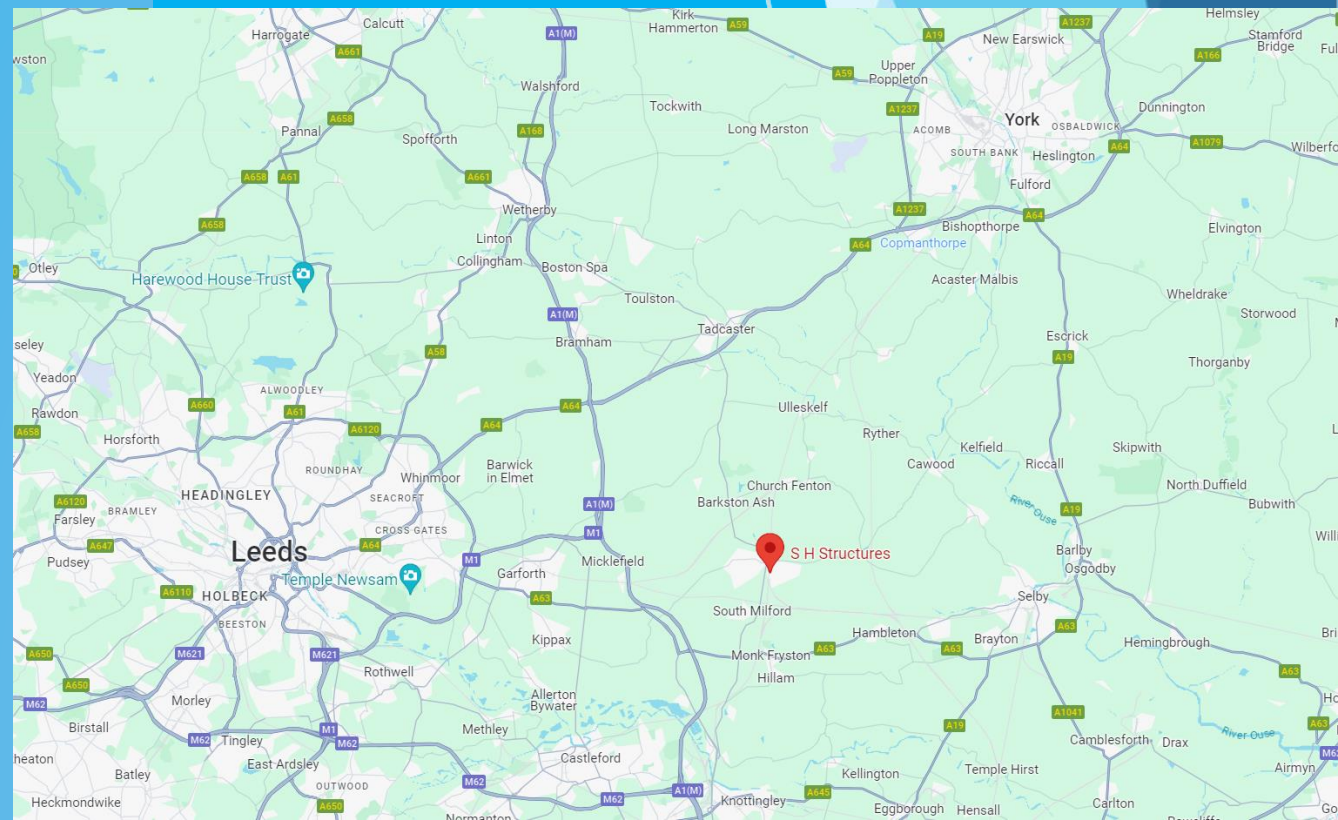
We recommend that interested parties make their own enquiries with North Yorkshire Council Planning Department on this - 0300 131 2131 or visit their website: [View and comment on planning applications | North Yorkshire Council](#)

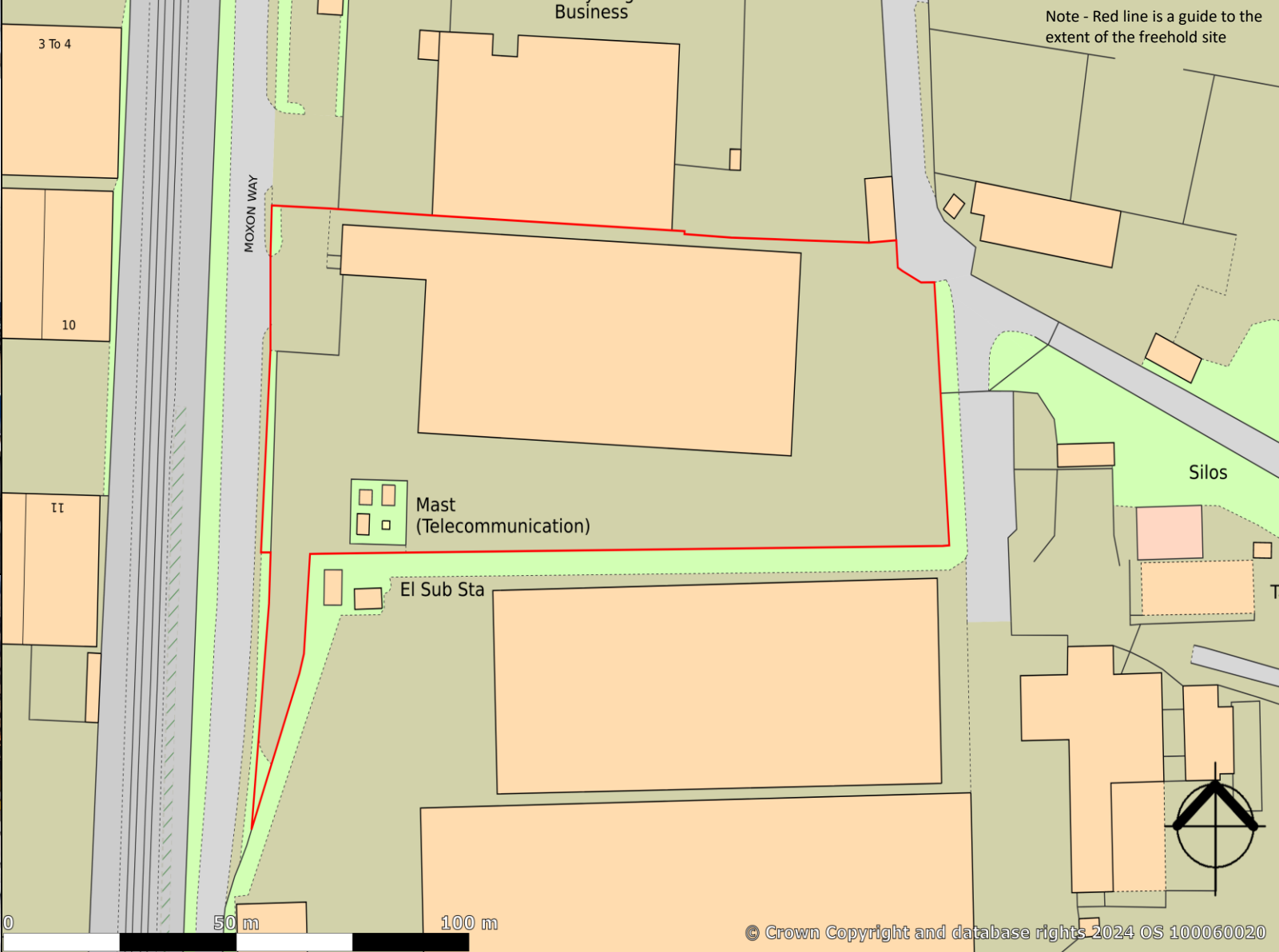
EPC – Awaiting assessment.

Terms – We are inviting offers for the freehold interest. Price on application.

Viewing - Strictly by appointment – 07841470654 / james@malcolm-stuart.com

VAT – We understand that the property is opted for tax, therefore VAT will apply to the figures quoted.





GENERAL INFORMATION

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 of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
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 May 2024 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.