



FITZWILLIAM  
MALTON

# OFFICE UNIT TO LET

**31 YORKERSGATE, MALTON, YO17 7AA**



- Modern offices on a short or long-term basis.
- Two-minute walk to shops and ten minutes to Malton train and bus stations
- Available room-by-room or multiple rooms combined as a suite with 24/7 access.
- Gas central heating and data cabling in each office and video intercom to main entrance.
  - Parking in Navigation Wharf by permit (payable separately).

#### RENT:

- £10 per sq ft per annum plus VAT, exclusive of outgoing and business rates (if applicable).
- Service charge to cover heating and electric, maintenance and decoration and cleaning of communal areas, repair and decoration of exterior, servicing of fire alarm etc

**01653 692849 | [www.maltonestate.co.uk](http://www.maltonestate.co.uk)**

WITHOUT PREJUDICE & SUBJECT TO CONTRACT

Fitzwilliam (Malton) Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Fitzwilliam (Malton) Estate has any authority, to make or give any representation or warranty whatever in relation to this property.