



## Unit 2

Thirsk Industrial Estate, Thirsk, YO7 3BX

### Refurbished Industrial Units To Let

**818 to 6,740 sq ft**  
(75.99 to 626.17 sq m)

- Self-contained, surfaced site, of approx 0.5 acres
- Refurbished Industrial Units
- Available as a whole or individually



# Unit 2, Thirsk Industrial Estate, Thirsk, YO7 3BX

## Summary

<b>Available Size</b>	818 to 6,740 sq ft
<b>Rent</b>	£8,180 - £62,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	All figures quoted are exclusive of VAT
<b>Legal Fees</b>	Each party is to be responsible for their own legal fees incurred in this transaction
<b>EPC Rating</b>	E

## Description

A self-contained site of approximately 0.5 acres with 3 detached warehouse units.

Building 1 is situated to the front of the site and comprises a former trade counter unit, with warehouse and sales areas and additional mezzanine storage.

Building 2 is situated to the rear and provides warehouse space.

Building 3 is opposite Building 2 to the rear and provides further storage accommodation.

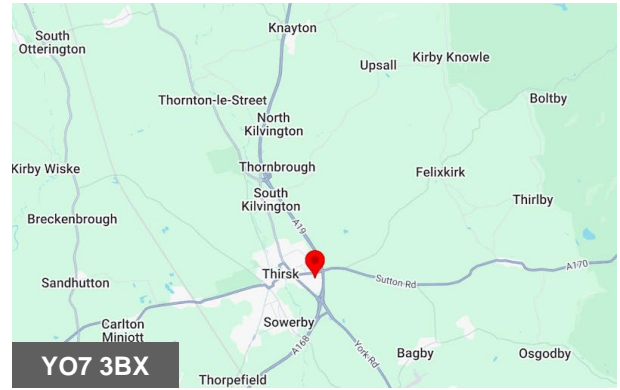
## Location

Situated on Thirsk Industrial Estate, a short distance from the A19 trunk road.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 1	2,321	215.63	Available
Mezzanine	650	60.39	Available
Building - 2	818	75.99	Available
Building - 3	2,951	274.16	Available
<b>Total</b>	<b>6,740</b>	<b>626.17</b>	



## Viewing & Further Information

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