



BUSINESS PARK

THIRSK
SAT NAV: YO7 3FF



To Let - Unit 4

**MODERN INDUSTRIAL / WAREHOUSE /
TRADE COUNTER UNIT**

1,991 sq ft (185 sq m)

DESCRIPTION

Marrtree Business Park Thirsk comprises 26 business units, built to a high specification and totalling 70,000 sq ft. Only one unit remains available to let.

The development is secure and gated with a shared yard area, benefiting from an excellent turning circle and units are offered in a standard shell condition with all mains services connected.

Located with immediate access to the A168 carriageway via the Topcliffe Road Interchange, the business park is well connected.

Existing occupiers include:

DUFTONS

PLUMBING AND HEATING SUPPLIES

SCREWFIX

TOOLSTATION

**MOTOR PARTS
DIRECT**

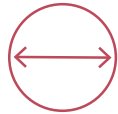
SPECIFICATION



Office/reception



10% roof lights



Excellent yard and turning circle



Power supply of 20 – 30 kVA



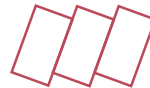
6m clear height to underside haunch



Floor loading 35 kN/m²



Electrically operated sectional overhead door 4m x 4.5m



Ample parking provision



CCTV throughout



Secure site with electrically operated gate





ACCOMMODATION

The below are approximate Gross Internal Areas:

Unit 1	Yorkshire Feed & Country Store
Unit 2	The Wolfpacks Protein Crisps Ltd
Unit 3	Toolstation

Unit 4	TO LET
Unit 5	Revillion Motors
Unit 6	UNIT Fitness

Unit 7	Flowsource Process Fittings
Unit 8	Flowsource Process Fittings
Unit 9	Independent Food Co
Unit 10	We Space Ltd
Unit 11	The Stud11o
Unit 12	UpeX Yorkshire

Unit 14	Duftons Plumbing & Heating
Unit 15	Motor Parts Direct Ltd
Unit 16	Screwfix

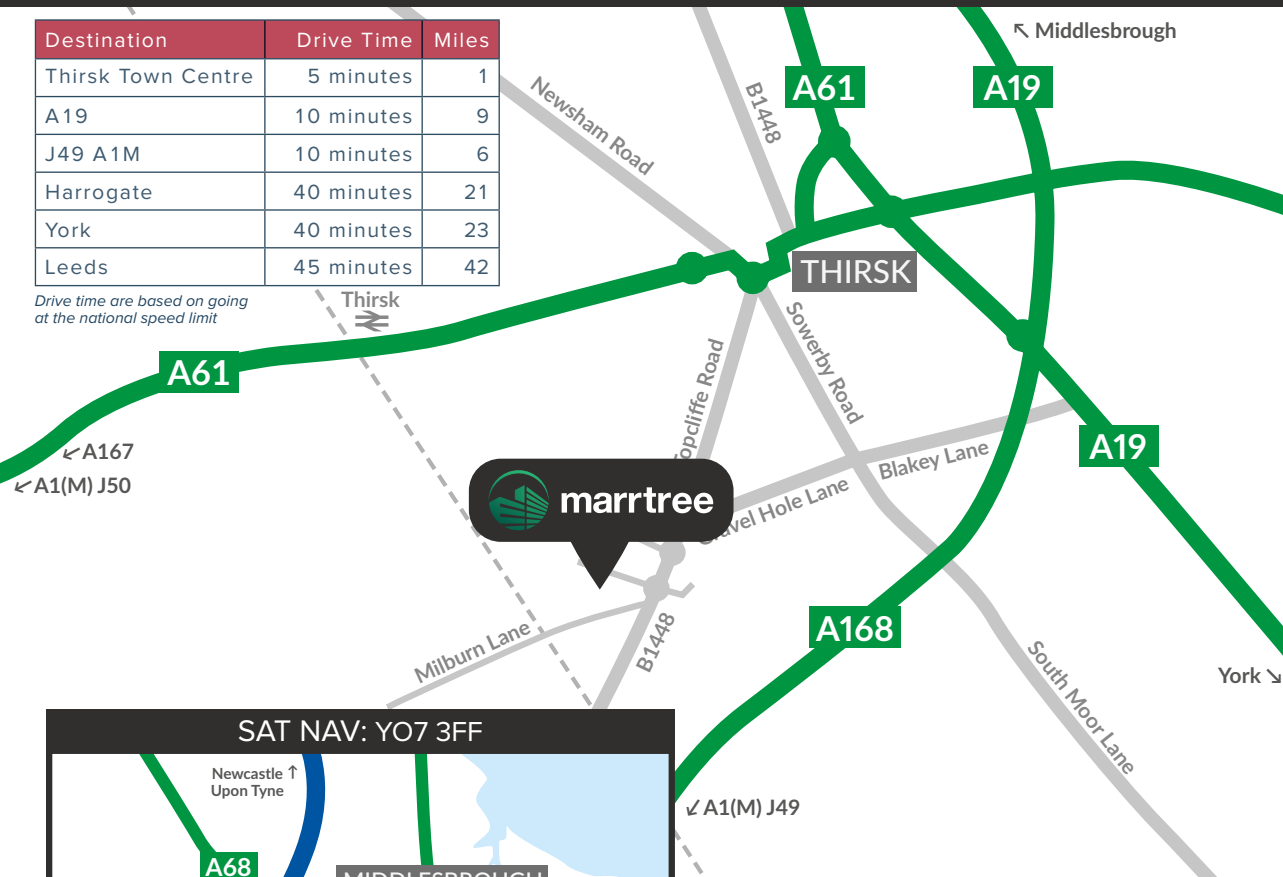
Unit 17	PJH
Unit 18	PJH

Unit 19	York Motor Factors Limited
Unit 20	York Motor Factors Limited
Unit 21	York Motor Factors Limited
Unit 22	York Motor Factors Limited

Unit 23	Perigon Holdings Limited
Unit 24	Perigon Holdings Limited
Unit 25	Perigon Holdings Limited
Unit 26	Perigon Holdings Limited

Destination	Drive Time	Miles
Thirsk Town Centre	5 minutes	1
A19	10 minutes	9
J49 A1M	10 minutes	6
Harrogate	40 minutes	21
York	40 minutes	23
Leeds	45 minutes	42

Drive time are based on going at the national speed limit



Marrtree Business Park Thirsk is located approximately 1 mile to the south west side of the market town of Thirsk.

Access is from Topcliffe Road, the main access road into Thirsk from the A168 which links the A1(M) to the A19.

Junction 49 of the A1(M) lies approximately 6 miles south west providing wider access to the UK motorway network including the M1 and the M62 approximately 40 miles south.

TERMS

The unit is available upon Full Repairing and Insuring lease for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

The unit has been assessed to have an EPC rating of A. Further detail on the unit's individual assessments can be supplied on request.

Further Information

Another development by:



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