



Unit 6 Marrtree Business Park

Thirsk, YO7 3FF

New Build Industrial / Warehouse / Trade Counter Unit

1,991 sq ft
(184.97 sq m)

- Excellent yard and turning circle
- 6m clear height to underside haunch
- Electrically operated sectioned overhead door 4m x 4.5m
- Ample parking



Unit 6 Marrtree Business Park, Thirsk, YO7 3FF

Summary

Available Size	1,991 sq ft
Rent	Rent on application
Rateable Value	£18,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (22)

Location

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 4 miles south.

Description

Marrtree Business Park Thirsk is a new build scheme comprising 26 business units, built to a high specification and totalling 70,000 sq ft. Only two units remain available to let and may be taken individually or combined.

The development is secure and gated with a shared yard area, benefitting from an excellent turning circle and the units are offered in a standard shell condition with all mains services connected. The available units include a mezzanine floor, which can be utilised as additional storage or dedicated office space.

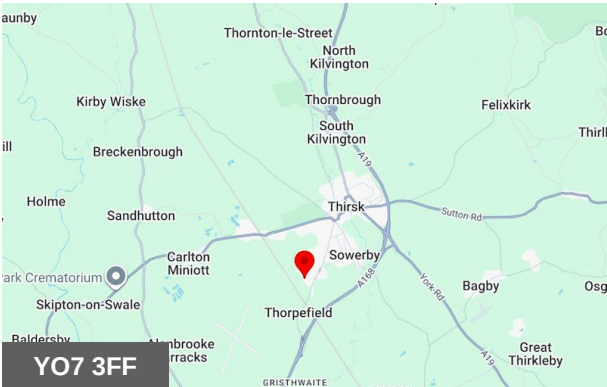
Located with immediate access to the A168 carriageway via the Topcliffe Road Interchange, the business park is well connected.

Terms

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

Viewings

Available on request, please contact the agent direct.



Viewing & Further Information



Hannah Brumpton
07534 126 236
hannahbrumpton@cartertowler.co.uk



Hazel Cooper
0113 245 1447
hazelcooper@cartertowler.co.uk