



## Pickering Park Estate - Units 5D, Pickering Park, Pickering, YO18 7BS

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High quality new build industrial units available to let

- PRICE REDUCTION PER SQ.FT.
- Vibrant and Sustainable business community
- Level access loading doors
- Size - 1,868 sq. ft.
- LARGE INCENTIVES AVAILABLE
- 8m eaves height
- Water conserving sanitary ware

## Summary

Available Size	1,868 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	On application
Car Parking	Allocated No.2 spaces per unit across estate
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	A

## Description

Unit 5D is of steel portal frame construction with installed cladding serviced by up and over electrical shutter doors. The unit has access to ample natural light via translucent panels and a minimum eaves height of 8m to a pitch of 9m.

The unit comes with a kitchenette, W/C facilities, water conserving sanitary ware and a three-phase power supply. Externally the unit benefits from designated car parking for occupiers allocated on a pro-rata basis. The unit has also been fitted with newly installed solar panels which are power generated and fed back into the units to allow for lower electricity bills for any tenant.

## Location

The site is accessed via the A170 providing direct access to both Thirsk and Scarborough. The A19 is also only 1 junction away meaning there is additional connectivity via this road to the North East, Teesport and York.

The site is located approximately 1 mile from the centre of Pickering and 8.8 miles from Malton Train Station providing access to amenities and local transport. Further local transport is also available via local bus services which service the site every 40 minutes, ensuring excellent connectivity for your business needs.

## Accommodation

The accommodation comprises the following areas:

Name	Size	Rent (sq ft)	Availability
Unit - 5D	1,868 sq ft	£8.50	Available
<b>Total</b>		<b>£8.50</b>	

## Viewings

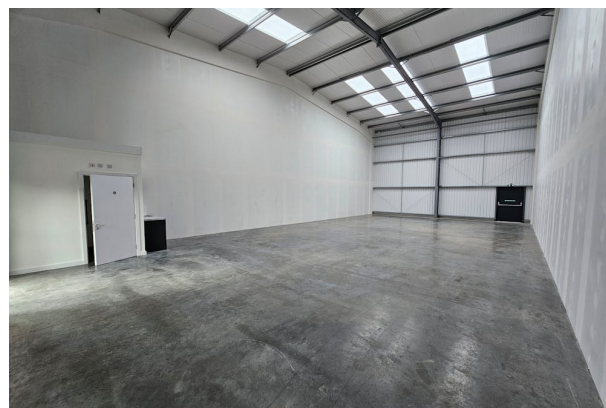
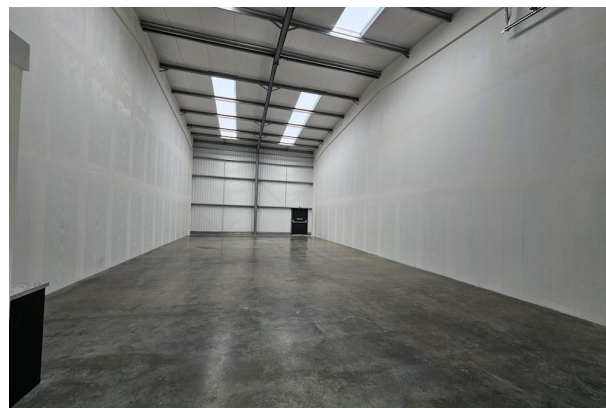
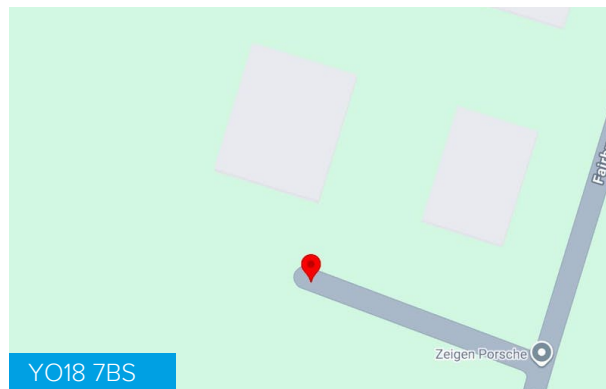
All viewings are to be arranged by Daniel.Clinch@alignpropertypartners.co.uk or our Joint agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk

## Terms

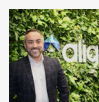
New FRI leases to be offered with large incentives available.

## Legal Fees

All ingoing tenants will pay the landlords reasonable legal fees in any transaction.



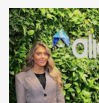
## Viewing & Further Information



### Daniel Clinch

01609 797 330 | 07947990224

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### Kelsey Collins

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**View Properties Here**  
[www.alignpropertypartners.co.uk](http://www.alignpropertypartners.co.uk)

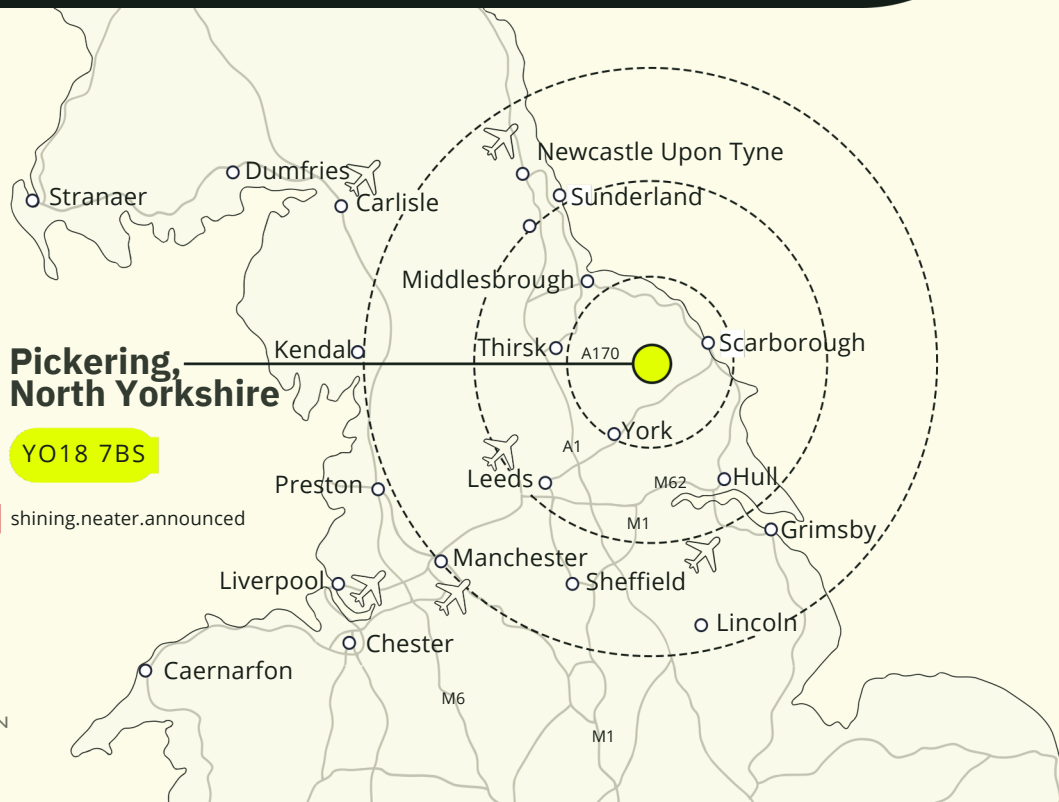




# Blocks 4 & 5 Pickering Park

 shining.neater.announced

# Welcome to the vibrant and sustainable business community in Pickering



shining.neater.announced



## Location & Connectivity

Situated off the A170 between Thirsk and Scarborough



Road	mins	miles
Pickering Town Centre	5 MINS	1 MILE
Malton	14 MINS	8 MILES
Scarborough	34 MINS	18 MILES
York	47 MINS	25 MILES
Thirsk	51 MINS	29 MILES
Middlesbrough	1H 7 MINS	40 MILES
Hull	1H 4 MINS	44 MILES
Leeds	1H 25 MINS	55 MILES
Grimsby Freeport	1H 35 MINS	71 MILES



Rail	mins	miles
Malton Train Station	17 MINS	8.8 MILES



Air	mins	miles
Teesside Airport	1H 8 MINS	52 MILES
Leeds Bradford Airport	1H 26 MINS	60 MILES
Doncaster Sheffield Airport	1H 26 MINS	60 MILES



Bus	mins
1 min walk to nearest bus stop	
Pickering to Thirsk / Scarborough	EVERY 40 MINS

SUSTAINABLE BUSINESS COMMUNITY



# Be a part of it all



## Description

The units are of steel portal frame construction with insulated cladding with up and over roller shutter doors. There is ample natural light into the units via the translucent panels, each unit has minimum eaves heights of 8m to a pitch of 9m. Each unit comes with a kitchenette and W/C and a 3 phase power supply. External to the units there is parking for occupiers: the amount of spaces vary for the size of the unit occupied. Installed onto the roof of these units are solar panels of which all power generated is fed back into the units to allow for lower electricity bills for any tenant.

## EPC

Each unit has its own independent EPC rating of an 'A' and can be provided upon request.

## Siteplan



### BLOCK 4

FRONT ELEVATION (EAST)



### BLOCK 5

FRONT ELEVATION (SOUTH)



## Rent

The rent for these units is from £8.50 per sq. ft.

### Block 4

**4A** w2,365 sq.ft. 219 sq.mt

**4B** 2,365 sq.ft. 219 sq.mt

### Block 5

**5A** 3,138 sq.ft. 291 sq.mt

**5B** 2,088 sq.ft. 193 sq.mt

**5C** 2,088 sq.ft. 193 sq.mt

**5D** 1,868 sq.ft. 173 sq.mt

**5E** 1,910 sq.ft. 177 sq.mt **LET**

# Blocks 4 & 5 Pickering Park

North Yorkshire

## Be Part of the New Sustainable Business Community in Pickering, North Yorkshire



ability for on-site renewable energy generation



environmentally preferable building materials



water conserving sanitaryware



electric vehicle charging



cycle storage



dedicated car parking



8m eaves height



level access loading doors

## Business Rates

Each unit has its own rating and the tenant will be required to pay all associated rates for the property during their occupation.

## Service Charge

Tenants are required to pay the service charge this is available upon request.

## Security

The site is gated to the front of the estate with palisade fence surrounding the perimeter.

## Viewing

Viewings are arranged via the joint retained agents.



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## Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract.

All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc.

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# Energy performance certificate (EPC)

Unit B4 - Pickering Industrial Park Fairburn Way Pickering YO18 7BS	Energy rating <b>A</b>	Valid until: <b>24 March 2034</b>
		Certificate number: <b>1487-6033-3152-4469-4968</b>

**Property type**

Storage or Distribution

**Total floor area**

182 square metres

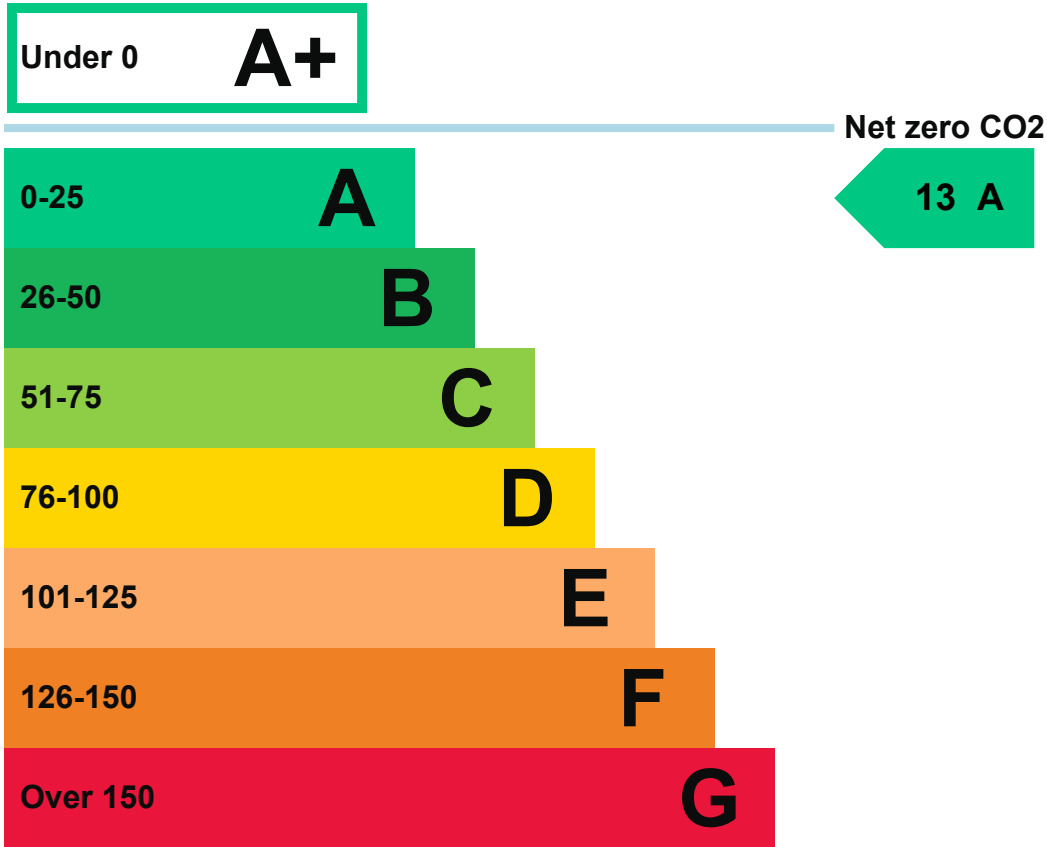
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**



**If typical of the existing stock**



## Breakdown of this property’s energy performance

**Main heating fuel**

Grid Supplied Electricity

**Building environment**

Heating and Mechanical Ventilation

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<b>Assessment level</b>	5
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	1.23
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	13

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5353-9284-1794-9120-2988\)](/energy-certificate/5353-9284-1794-9120-2988).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

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<b>Assessor's name</b>	Gavin Russell
<b>Telephone</b>	0113 318 3362
<b>Email</b>	<a href="mailto:gavin.russell@brentwoodgroup.co.uk">gavin.russell@brentwoodgroup.co.uk</a>

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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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<b>Accreditation scheme</b>	CIBSE Certification Limited
<b>Assessor's ID</b>	LCEA171929
<b>Telephone</b>	020 8772 3649
<b>Email</b>	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

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## About this assessment

<b>Employer</b>	Brentwood Consulting Engineers
<b>Employer address</b>	The Leeming Building, Vicar Lane, Leeds, LS2 7JF
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	22 March 2024
<b>Date of certificate</b>	25 March 2024

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

### OGL

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