



marrtree

BUSINESS PARK

THIRSK
SAT NAV: YO7 3FF



To Let

**NEW BUILD INDUSTRIAL/WAREHOUSE/
TRADE COUNTER UNITS**

1,591 – 9,964 sq ft (147 – 926 sq m)

DESCRIPTION

Marrtree Business Park is a new build scheme comprising 26 highly specified business units spread across two phases totalling 70,000 sq ft.

The Business Park is extremely accessible with immediate access to the A168 Carriageway via the Topcliffe Road Interchange.

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

Phase 1

Marrtree Business Park comprises a total of 15 units ranging in size from 1,500 – 3,100 sq ft. Several units include a mezzanine floor, which can be utilised as additional storage space or dedicated office space.

Existing occupiers include:

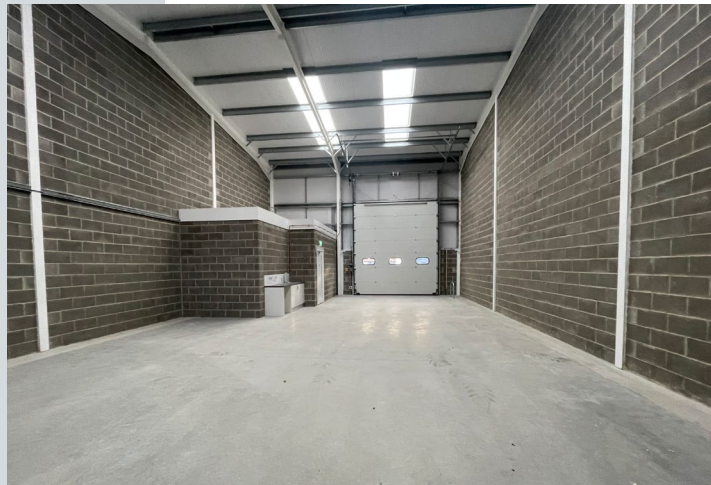
SCREWFIX

DUFTONS
PLUMBING AND HEATING SUPPLIES

TOOLSTATION

Phase 2

Offers an additional 10 high quality business units ranging in size from 1,591 – 3,580 sq ft.



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

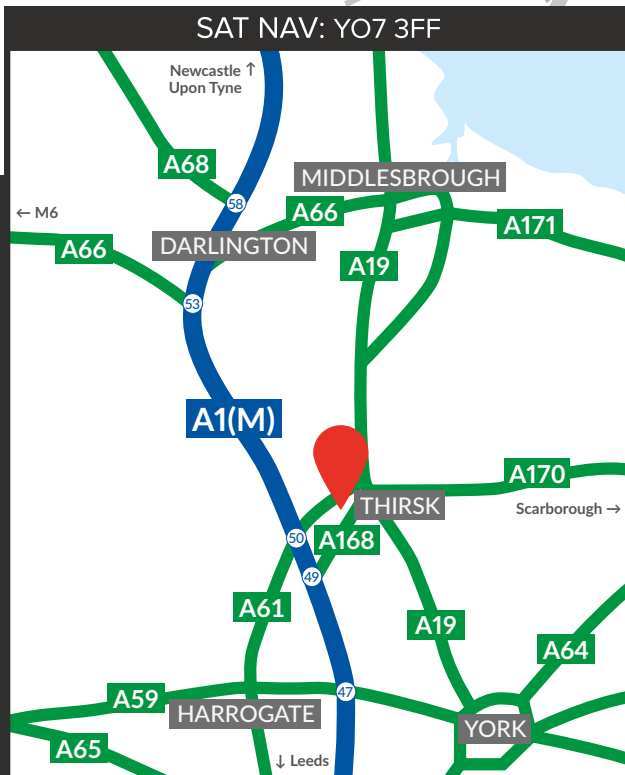
Phase 1 and 2 of the Business Park provide the following units which are available individually or in combinations. The below are approximate Gross Internal Areas:



Units ranging in size from
1,591 – 9,964 sq ft
 (may be combined)

| | | |
|---------|---------|-----------------------------|
| PHASE 1 | Unit 1 | Regatta |
| | Unit 2 | Ancestors Kitchen Ltd |
| | Unit 3 | Toolstation |
| | Unit 4 | Flowsource Process Fittings |
| | Unit 5 | 1,991 sq ft |
| | Unit 6 | 1,991 sq ft |
| | Unit 7 | Teasdale Motorcycles |
| | Unit 8 | Spanlite UK |
| | Unit 9 | Independent Food Co |
| | Unit 10 | We Space Ltd |
| | Unit 11 | Fitness Forster |
| | Unit 12 | Upex Yorkshire |
| PHASE 2 | Unit 14 | Duftons Plumbing & Heating |
| | Unit 15 | Motor Parts Direct Ltd |
| | Unit 16 | Screwfix |
| | Unit 17 | PJH |
| | Unit 18 | PJH |
| | Unit 19 | 3,200 sq ft |
| | Unit 20 | 1,591 sq ft |
| | Unit 21 | 1,591 sq ft |
| | Unit 22 | 2,127 sq ft |
| | Unit 23 | 3,580 sq ft |
| | Unit 24 | 1,777 sq ft |
| | Unit 25 | 1,775 sq ft |
| | Unit 26 | 2,832 sq ft |

| Destination | Drive Time | Miles |
|--------------------|------------|-------|
| Thirsk Town Centre | 5 minutes | 1 |
| A19 | 10 minutes | 8.8 |
| J49 A1M | 10 minutes | 6.5 |
| Harrogate | 40 minutes | 21 |
| York | 40 minutes | 23 |
| Leeds | 45 minutes | 42 |



Marrtree Business Park 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

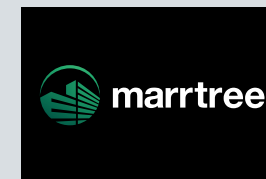
The units in Phase 1 and Phase 2 are available individually or in combinations upon Full Repairing and Insuring leases for a term of years to be agreed.

ENERGY PERFORMANCE CERTIFICATE

All units have been assessed to have an EPC rating of A. Further detail on the units individual assessments can be supplied on request.

Further Information

Another development by:



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