



Marrtree Business Park, Thirsk YO7 3FF

The Development will provide the following units which are available individually or in combinations.

The following floor areas are Gross Internal but please note all floor areas are expressed as approximate at this stage, subject to measurement on practical completion and Subject to Contract. *Rateable Values are provided as an Estimate taken from the VOA website and will be subject to each party undertaking their own due diligence.

Unit	Size Sqft		Quoting Rent Per annum excl	Service Charge 2022/23	Rateable Values*
	Ground Floor	Mezzanine			
PHASE 1					
Unit 1	2,971	-	UNDER OFFER		
Unit 2	2,185	-	LET – The Ancestors Kitchen Ltd		
Unit 3	3,832	-	LET – Toolstation		
Unit 4	1,991	-	LET – Flowsource Process Fittings Ltd		
Unit 5	1,991	-	LET– MMX Communications		
Unit 6*	1,991	-	£19,910	£1,095	RV £7,200
Unit 7	2,260	1,050	LET – Teesdales Motorcycles		
Unit 8	1,112	505	LET – Spanlite UK Ltd		
Unit 9	1,112	505	LET – Seatrans Ltd		
Unit 10	1,112	505	LET – We Space Ltd		
Unit 11	1,112	505	LET – Fitness Forster		
Unit 12	1,123	527	LET – Upex Electrical		
Unit 14	4,007	-	LET - Duftons Plumbing & Heating		
Unit 15	2,658	-	LET – Motor Parts Direct		
Unit 16	4,007	-	LET – Screwfix		
<i>*Available October 2022</i>					
PHASE 2					
Unit 17			LET – PJH Group		
Unit 18			LET – PJH Group		
Unit 19	3,191	-	£31,910	£1,755	TBC
Unit 20	1,596	-	£15,960	£878	TBC
Unit 21	1,597	-	£15,960	£878	TBC
Unit 22	2,113	-	£21,130	£1,162	TBC
Unit 23	3,569	-	£35,690	£1,963	TBC
Unit 24	1,781	-	£17,810	£980	TBC
Unit 25	1,780	-	£17,800	£980	TBC
Unit 26	2,367	-	£23,670	£1,302	TBC

The Service Charge will cover: Sinking Fund; Landscape Maintenance; Electric Gates and Maintenance thereof; Gritting; Maintenance and Repair of Yard/Car Parking Areas; CCTV; Managing Agents.