



NORTHRIDING

BUSINESS PARK, NORTHALLERTON

Darlington Road, Northallerton, DL6 2NP



- ROADSIDE
- FOOD
- OFFICES
- SHOWROOMS
- INDUSTRIAL

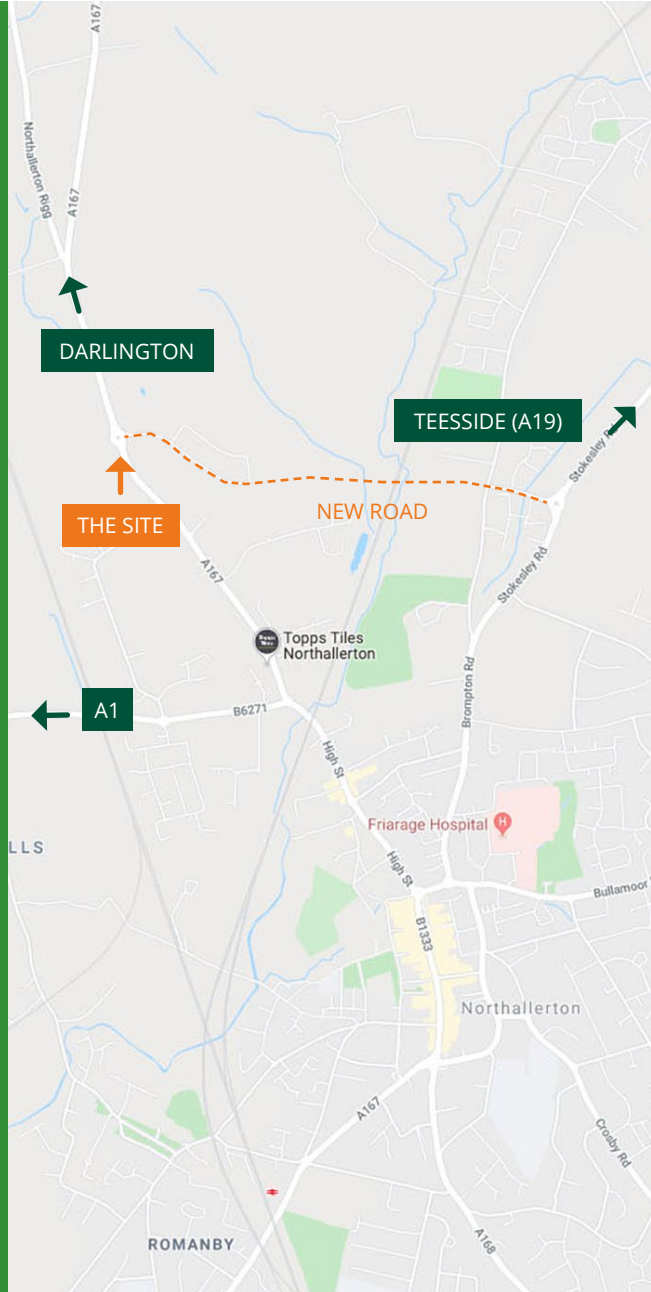
Location

Northallerton is an affluent market town located in North Yorkshire, being the administrative base for both North Yorkshire County Council and Hambleton Council.

The Town lies 17.5 miles south west of Middlesbrough and Teesport docks. Harrogate lies 23 miles south and Leeds 38 miles south.

The Business Park therefore has excellent road links with the A1(M) 6 miles to the west and A19 5 miles to the east.

Nearby occupiers include Howdens Joinery, BT Fleet, Toyota, Wickes and many other national and regional businesses.



Description / Accommodation

North Riding Business Park comprises 21.61 acres to the west of the A167 Darlington Road.

Phase 1 of the site is approximately 5 acres and offers the opportunity for roadside use development. The Masterplan allocates space for a petrol filling station and 5,000 sq ft of retail space, plus various trade counter units in multiples of 3,000 sq ft.

Phase 2 of the site is approximately 16.54 acres and is proposed for B1, B2 and B8 employment use i.e., offices, light industrial and warehousing. Subject to planning the site will accommodate a total in excess of 220,000 sq ft.

Specification

- 6 – 9 metre eaves for warehouse and light industrial
- Flexible office content
- Loading doors to suit
- Full or partial mezzanine coverage
- 3 phase electrics
- Final fit-out and specification to be agreed pending individual requirement

Schedule of site areas

- Total site. 21.61 acres (8.74 HA)
- - - Development plot. 5.07 acres (2.05 HA)
- ▭ Future employment plot. 16.54 acres (6.69 HA)



The Delivery Team

The Developer

Beckwith Knowle
Developments Ltd.
Elmwood House
York Road, Kirk Hammerton
York, YO26 8DH

Architect

The Harris Partnership
Architects
2 St Johns North,
Wakefield, WF1 3QA

Structural Engineer

JPG Ltd.
5 John Charles Way
Leeds, LS12 6QA

Planning Consultant

Carter Jonas
Regent House,
Albert St, Harrogate
HG1 1JX

Highways Consultant

Fore Consulting Ltd.
2 Queen Street
Leeds, LS1 2TW

Landscape Architect

Re-form Landscape
Architecture
Tower Works, Globe Road
Leeds, LS11 5QG

Further Information

Additional information on unit sizes, prices and rents, timescales for delivery and building specification is available from the retained agents:



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