



**marrtree**

**BUSINESS PARK**

THIRSK  
SAT NAV: YO7 3FF



**To Let Units 7 & 8**

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

**1,600 – 3,310 sq ft (150 – 307.50 sq m)**

## 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, benefiting 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.

Existing occupiers include:

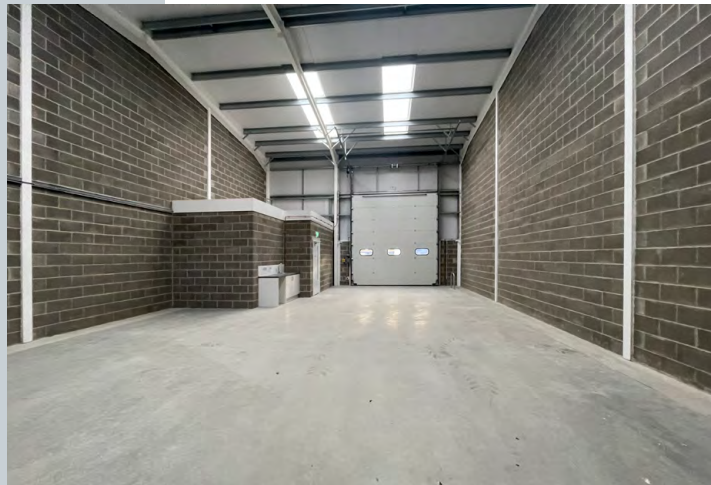
**DUFTONS**

PLUMBING AND HEATING SUPPLIES

**SCREWFIX**

**TOOLSTATION**

**MOTOR PARTS  
DIRECT**



## SPECIFICATION



Office/reception



10% roof lights



Excellent yard  
and turning circle



Power supply of  
20 – 30 kVA



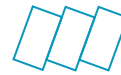
6m clear height to  
underside haunch



Floor loading  
35 kN/m<sup>2</sup>



Electrically operated  
sectional overhead  
door 4m x 4.5m



Ample parking  
provision



CCTV throughout



Secure site with  
electrically  
operated gate



# ACCOMMODATION

The below are approximate Gross Internal Areas:

|        |                                  |
|--------|----------------------------------|
| Unit 1 | Yorkshire Feed & Country Store   |
| Unit 2 | The Wolfpacks Protein Crisps Ltd |
| Unit 3 | Toolstation                      |

|        |                             |
|--------|-----------------------------|
| Unit 4 | Flowsource Process Fittings |
| Unit 5 | Revillion Motors            |
| Unit 6 | UNIT Fitness                |

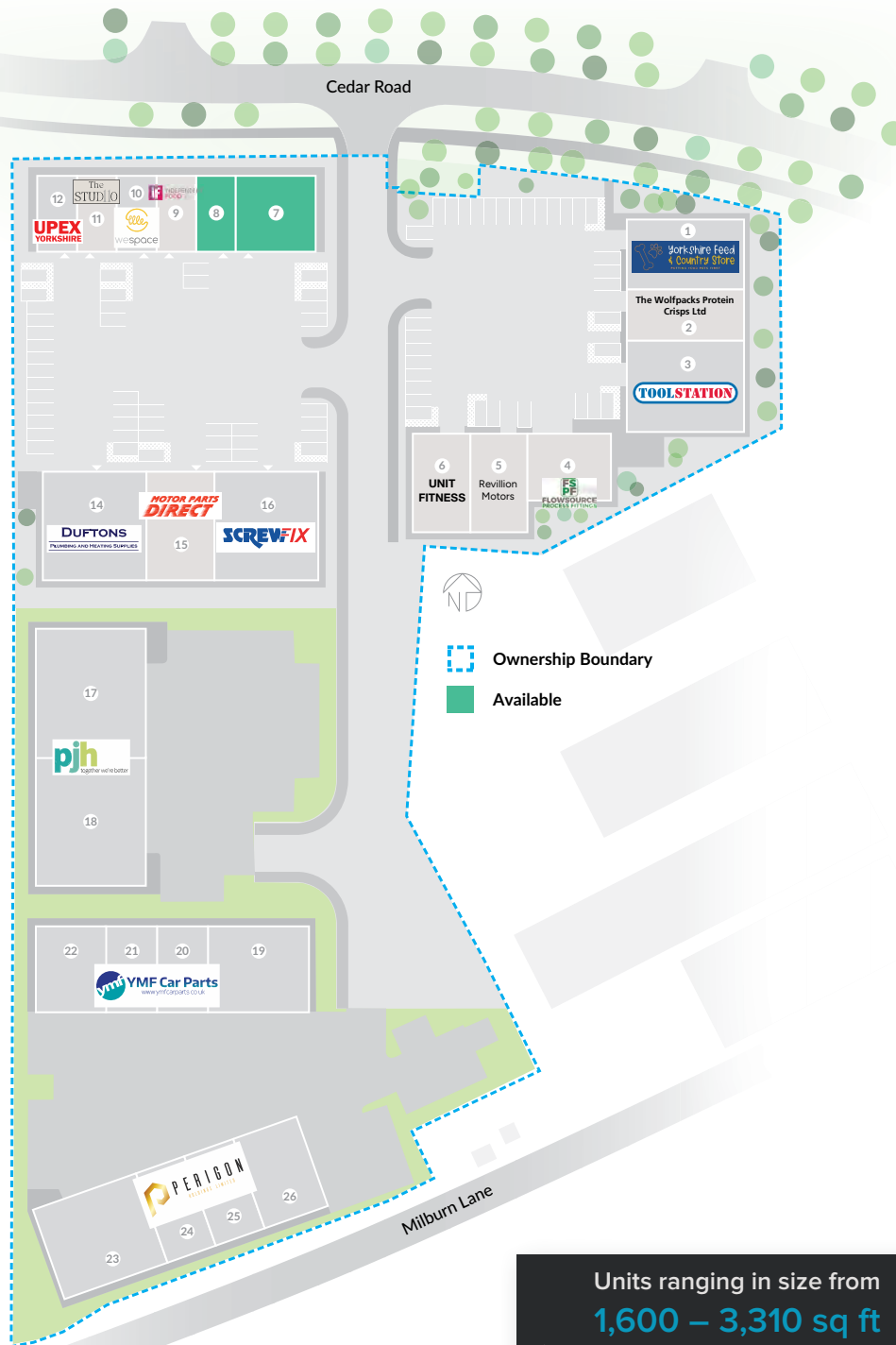
|         |                     |
|---------|---------------------|
| Unit 7  | TO LET              |
| Unit 8  | TO LET              |
| Unit 9  | Independent Food Co |
| Unit 10 | We Space Ltd        |
| Unit 11 | The Stud11o         |
| Unit 12 | Upex Yorkshire      |

|         |                            |
|---------|----------------------------|
| Unit 14 | Duftons Plumbing & Heating |
| Unit 15 | Motor Parts Direct Ltd     |
| Unit 16 | Screwfix                   |

|         |     |
|---------|-----|
| Unit 17 | PJH |
| Unit 18 | PJH |

|         |                            |
|---------|----------------------------|
| Unit 19 | York Motor Factors Limited |
| Unit 20 | York Motor Factors Limited |
| Unit 21 | York Motor Factors Limited |
| Unit 22 | York Motor Factors Limited |

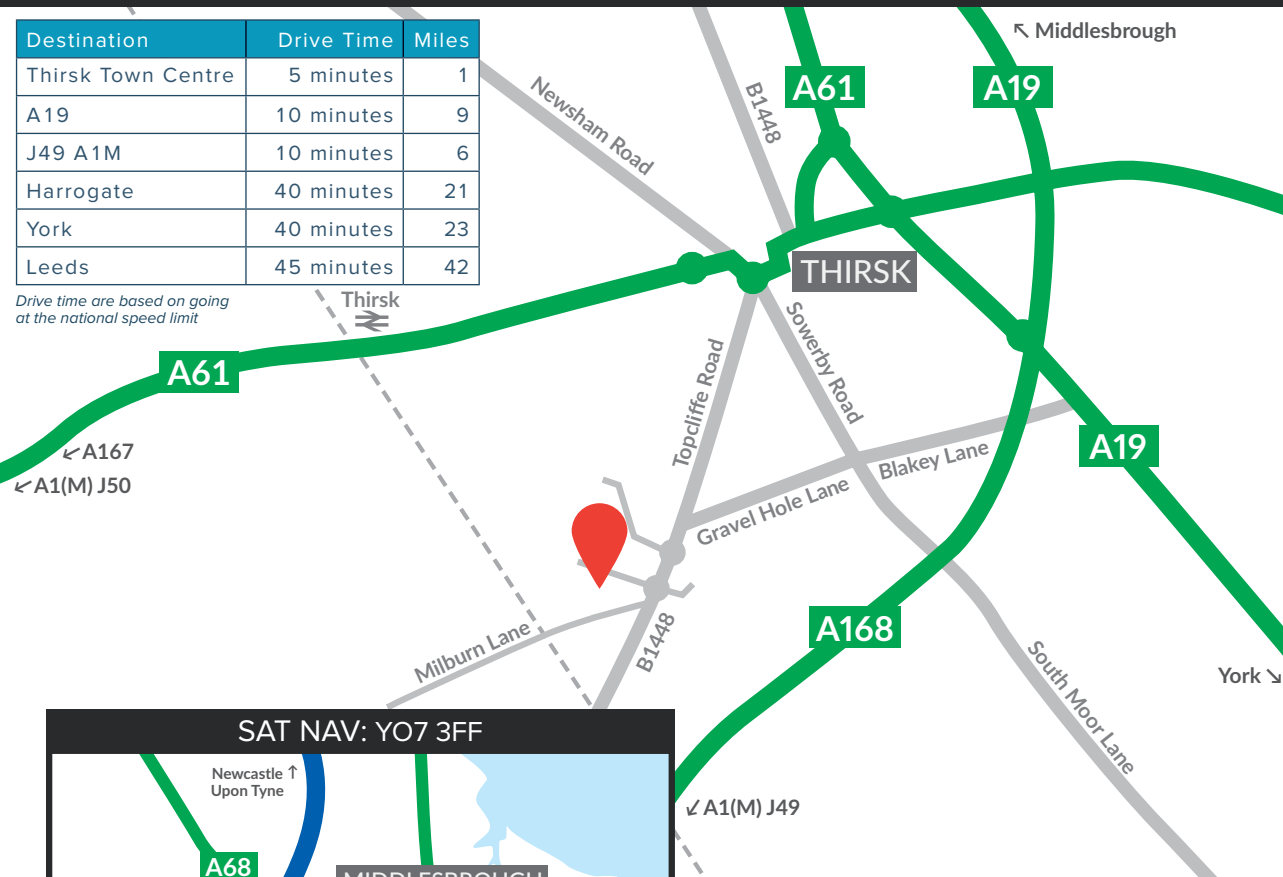
|         |                          |
|---------|--------------------------|
| Unit 23 | Perigon Holdings Limited |
| Unit 24 | Perigon Holdings Limited |
| Unit 25 | Perigon Holdings Limited |
| Unit 26 | Perigon Holdings Limited |



Units ranging in size from  
**1,600 – 3,310 sq ft**  
 (available individually or combined)

| Destination        | Drive Time | Miles |
|--------------------|------------|-------|
| Thirsk Town Centre | 5 minutes  | 1     |
| A19                | 10 minutes | 9     |
| J49 A1M            | 10 minutes | 6     |
| Harrogate          | 40 minutes | 21    |
| York               | 40 minutes | 23    |
| Leeds              | 45 minutes | 42    |

Drive time are based on going at the national speed limit



### SAT NAV: YO7 3FF



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 40 miles south.

## TERMS

The units are available individually or combined 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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