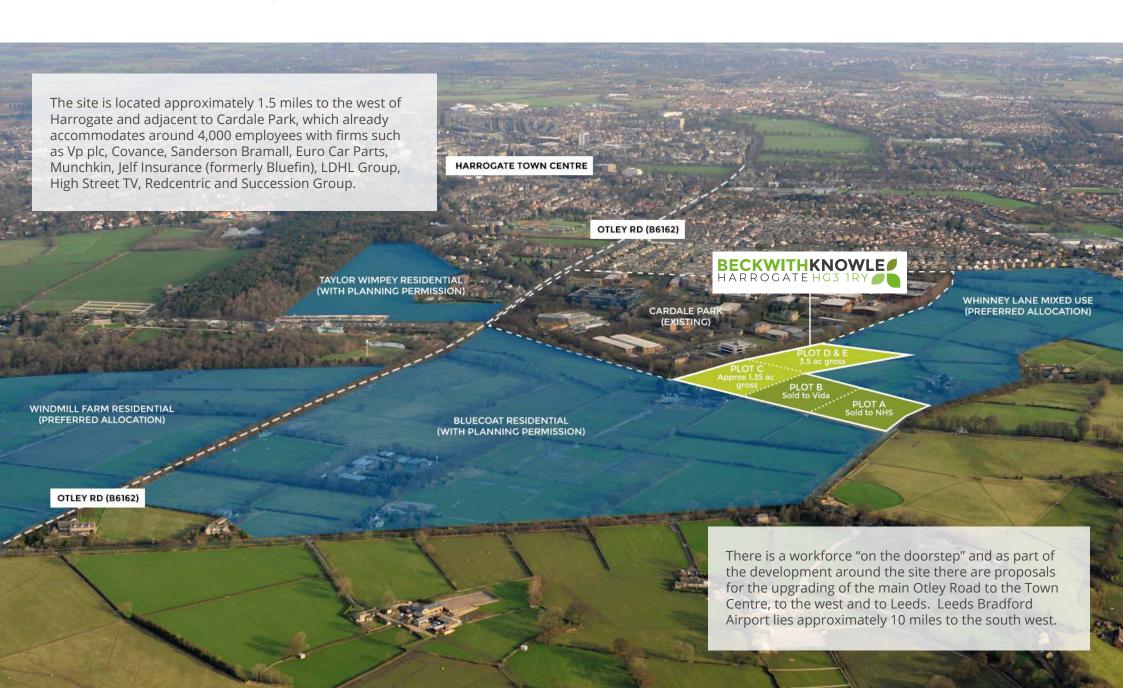




OFFICES • HEALTHCARE • BUSINESS SPACE • TO LET / FOR SALE

Location plan





Plots C, D & E, comprising 4.85 acres gross, remain available on a fully serviced basis to accommodate further development

Grade A Offices

Offices will be designed and finished to a high standard available Freehold or Leasehold from 2,000 to 10,000 sq.ft. and depending on size will be available in a terrace, semi-detached or detached format.

Proposed Specification

- Two Storey Office Buildings
- Full raised floors throughout
- Full double glazing
- Optional Air Conditioning
- Lift to First Floor
- · Gents & Ladies WCs at Ground and First Floor
- Disabled WC at Ground Floor
- High Quality External Features to reflect rural environment
- Car Parking 4 Spaces per 1,000 sq.ft. net

Business Space

Light Industrial or Hybrid Industrial/Office Units are available either for Sale or To Let to a varying specification to suit individual requirements and will be developed within a terrace, semi-detached or detached format.

Proposed Specification

- 2,000 to 10,000 sq. ft. Industrial/Hybrid Buildings
- Flexible office content
- 6-9m Eaves
- Loading Doors to suit
- Full or partial Mezzanine coverage
- Double Glazing to Offices / Reception areas
- 3 Phase Electrics
- Final Fit-out and Specification to be agreed pending individual requirement



The Delivery Team

The Developer

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

Planning Consultant

ID Planning 31 King Street Leeds, LS1 2HL

Architect

Seven Architecture Clarendon House Victoria Avenue Harrogate, HG1 1JD

Highways Consultant

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

Structural Engineer

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

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:



John Webster Tel: 0113 203 1063 john.webster@carterjonas.co.uk

Chris Hartnell Tel: 0113 203 1079 chris.hartnell@carterjonas.co.uk





Services Engineer

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Stoneythorpe

Chris Fordy
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