



marrtree
BUSINESS PARK

THIRSK
SAT NAV: YO7 3FF



To Let

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

1,604 - 9,612 sq ft (149 - 893 sq m)

DESCRIPTION

Marrtree Business Park forms part of the larger Sowerby Gateway development which extends to some 70 acres incorporating 950 new homes, together with playing fields, open space, shops and leisure facilities including an Aldi and a Premier Inn, as well as a new primary school.

Phase 1

Comprises 15 speculatively built units and can provide trade counter/business accommodation ranging in size from 1,617 - 8,161 sq ft. The units are available on a leasehold basis and are ready for immediate occupation.

Phase 2

Comprises another 10 units ranging in size from 1,604 - 9,612 sq ft. Planning Permission has been granted and full details can be viewed at - <https://planning.hambleton.gov.uk> Planning Reference Number (21/00480/REM).

Marrtree Business Park benefits from excellent access onto the A168 dual carriageway approximately 1 mile away, in turn leading to the A19 and A1(M).

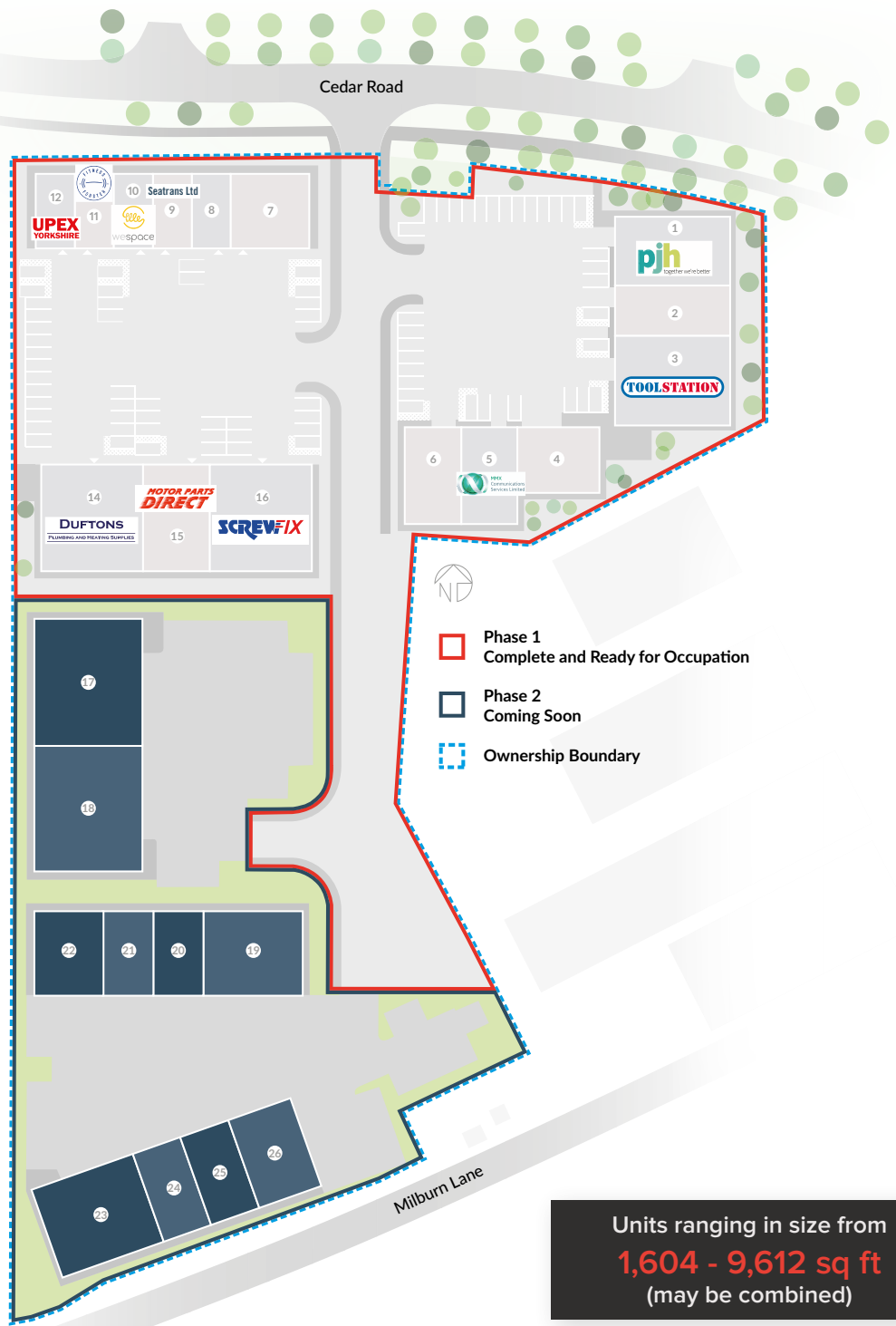
SPECIFICATION

- All main services connected
- Fully secure yard
- Electrically operated gates
- 5.5m eaves height to haunch
- Ample car parking provision
- Office/reception
- WC facilities
- Excellent yard and turning circle
- Electrically operated overhead sectional doors
- Landscaped surroundings
- Floor loading 35kN/m²



ACCOMMODATION

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

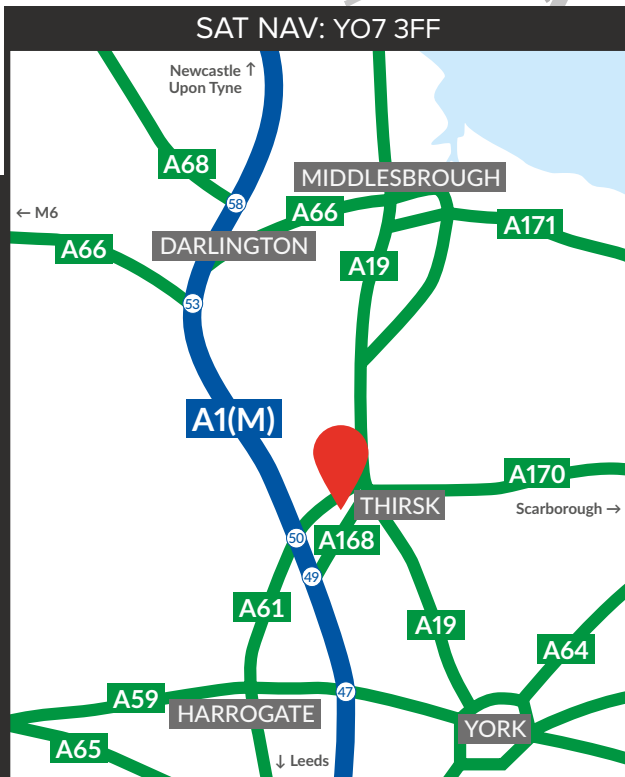
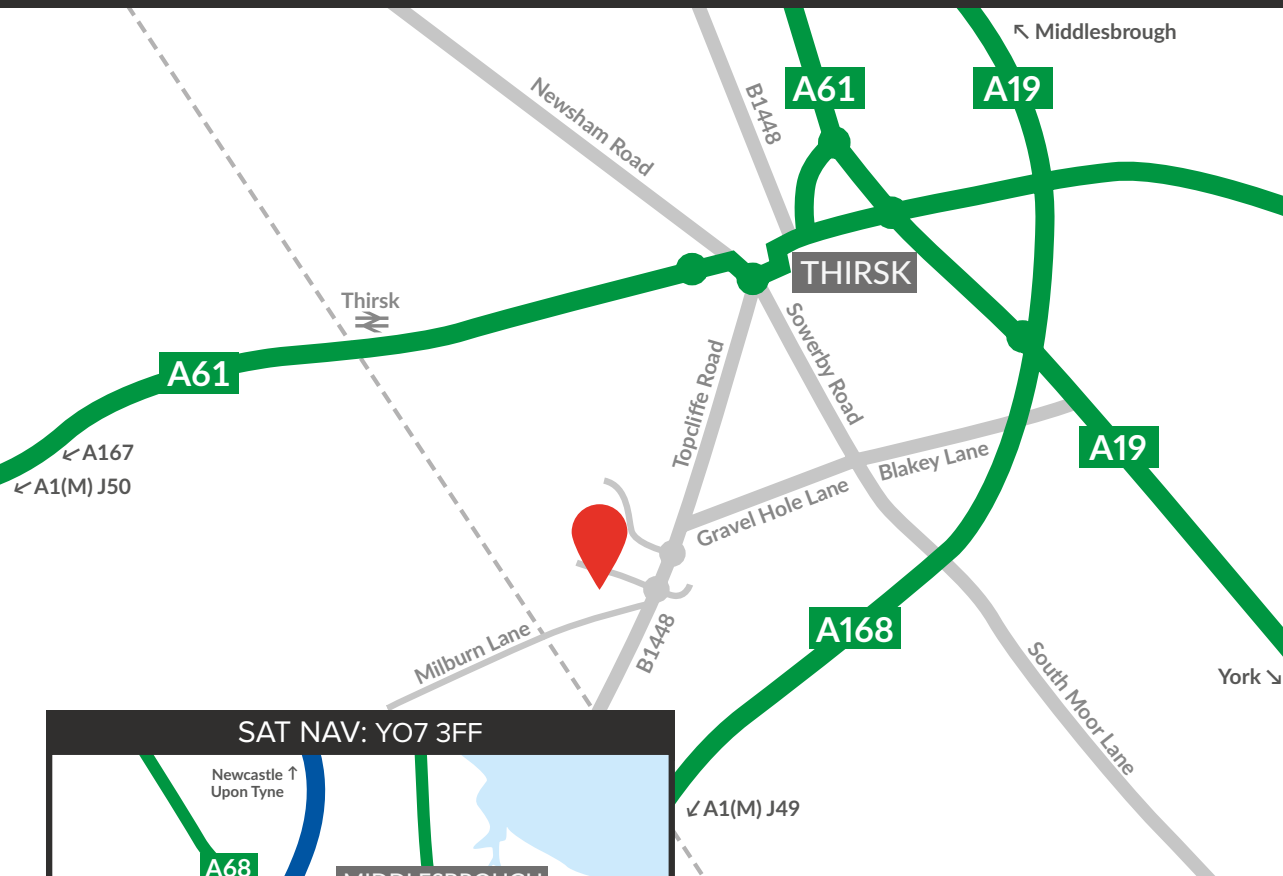


Units ranging in size from **1,604 - 9,612 sq ft** (may be combined)

PHASE 1

PHASE 2

| Unit | sq ft | |
|---------|----------------------------------|-----------|
| | Ground Floor | Mezzanine |
| Unit 1 | Let - PJH Group | |
| Unit 2 | 2,185 | - |
| Unit 3 | Let - Toolstation | |
| Unit 4 | 1,991 | - |
| Unit 5 | Let - MMX Communications | |
| Unit 6 | 1,991 | - |
| Unit 7 | 2,260 | 1,050 |
| Unit 8 | 1,112 | 505 |
| Unit 9 | Let - Seatrans Ltd | |
| Unit 10 | Let - We Space Ltd | |
| Unit 11 | Let - Fitness Forster | |
| Unit 12 | Let - Upex Yorkshire | |
| Unit 14 | Let - Duftons Heating & Plumbing | |
| Unit 15 | Let - Motor Parts Direct Ltd | |
| Unit 16 | Let - Screwfix | |
| Unit 17 | Under Offer | |
| Unit 18 | Under Offer | |
| Unit 19 | 3,251 | - |
| Unit 20 | 1,604 | - |
| Unit 21 | 1,604 | - |
| Unit 22 | 2,164 | - |
| Unit 23 | 3,627 | - |
| Unit 24 | 1,787 | - |
| Unit 25 | 1,787 | - |
| Unit 26 | 2,411 | - |



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

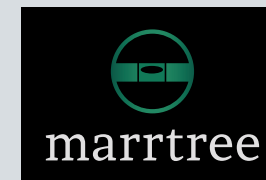
Phase 2 of the development has been granted Planning Permission for B1, B2 and B8 uses providing 28,000 sq ft on a freehold or leasehold basis.

ENERGY PERFORMANCE CERTIFICATE

Phase 1 units have been assessed to have an EPC rating of A(17).

Further Information

Another development by:



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