



marrtree
BUSINESS PARK

THIRSK
SAT NAV: YO7 3FF

To Let

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

**1,617 - 10,700 sq ft
(150 - 994 sq m)**



**PHASE 1
ON-SITE NOW**

PHASE 2

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 of Marrtree Business Park comprises 15 speculatively built units and can provide trade counter/business accommodation ranging in size from 1,617 - 10,700 sq ft. The units are available on a leasehold basis.

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





Units ranging in size from
1,617 - 10,700 sq ft
 (may be combined)

ACCOMMODATION

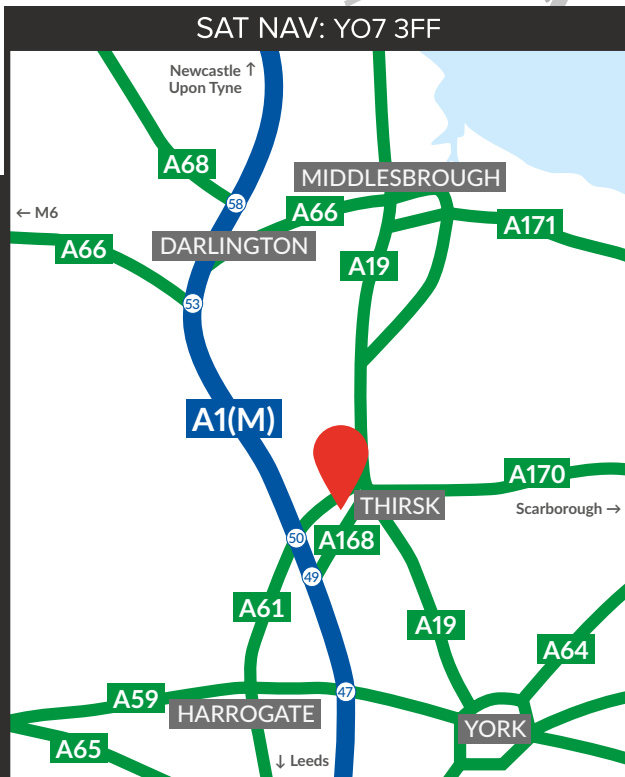
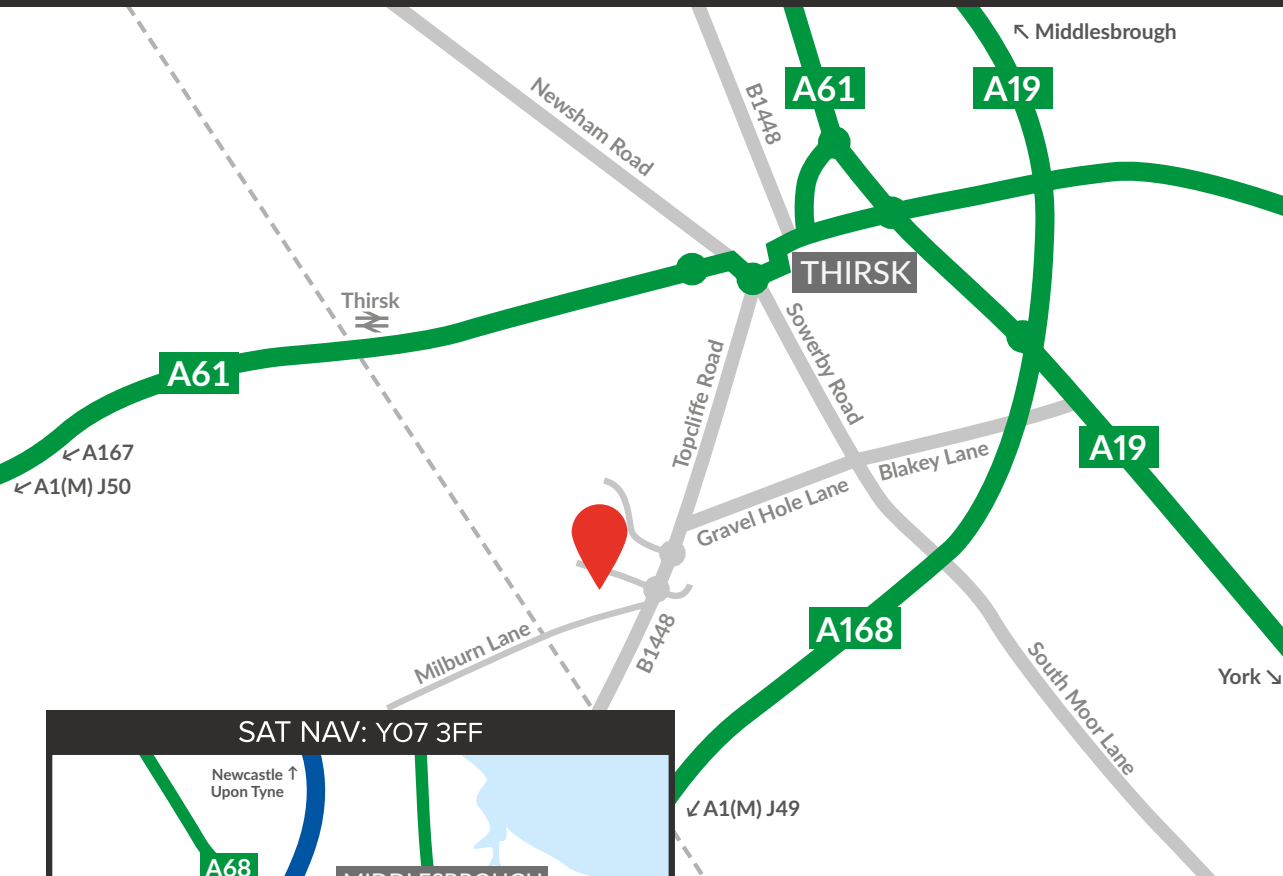
Phase 1 of the Business Park will provide the following units which are available individually or in combinations. The below are approximate Gross Internal Areas:

Unit	sq ft	
	Ground Floor	Mezzanine
Unit 1	2,971	-
Unit 2	2,185	-
Unit 3	3,832	-

Unit 4	1,991	-
Unit 5	1,991	-
Unit 6	1,991	-

Unit 7	2,260	1,050
Unit 8	1,112	505
Unit 9	1,112	505
Unit 10	1,112	505
Unit 11	1,112	505
Unit 12	1,123	527

Unit 14	4,007	-
Unit 15	2,658	-
Unit 16	4,007	-



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 outline planning for B1, B2 and B8 uses of up to 35,000 sq ft on a freehold or leasehold basis.

EPC

To be assessed on completion of build.

Further Information

Another development by:



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