



scriven court

SOWERBY GATEWAY, THIRSK YO7 3FF

NEW WAREHOUSE / INDUSTRIAL UNITS 3,358 to 6,716 sq ft & 5,600 to 11,200 sq ft

TO LET / FOR SALE

DESCRIPTION

Scriven Court forms part of the wider Sowerby Gateway Development extending to approximately 70 acres incorporating 950 new homes, leisure / retail facilities including a new Aldi and Premier Inn hotel.

Located immediately off Cedar Road, Scriven Court will comprise of the construction of 2 independent high specification warehouse and industrial blocks with independent access.

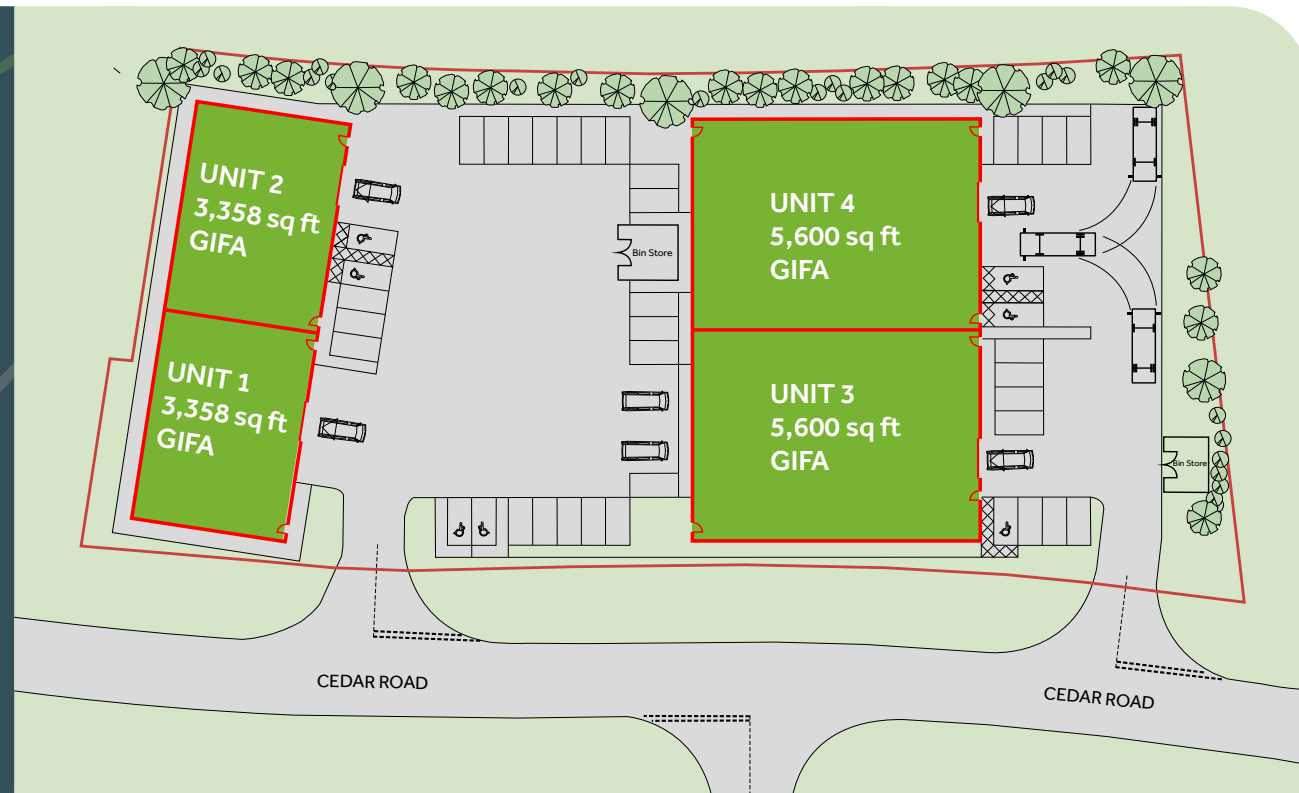
GENERAL SPECIFICATION

- Single pitched insulated roof structure with integrated translucent lights.
- 6m to eaves capable of installing mezzanine level.
- Horizontal Sinusoidal profile cladding and vertical Kingspan KS1000 panel cladding incorporating vertical boarded Cedar cladding to elevations.
- Sectional Overhead PPC Roller Shutter loading doors.
- Disabled WC & welfare block.
- Dedicated parking and EV charging.
- All mains services connected.

ACCOMMODATION

UNIT	sq ft	sq m
UNIT 1	3,358	312
UNIT 2	3,358	312
TOTAL	6,716	624
UNIT 3	5,600	520.25
UNIT 4	5,600	520.25
TOTAL	11,200	1,040.5

NB The units can be combined to provide a single block.



LOCATION

Scriven Court is located approximately 1 mile to the south west of the market town of Thirsk, off Cedar Road and the B1448 Topcliffe Road which links in to the A19 and wider national motorway via junction 29 of the A1 (M) approximately 6 miles to the south.

RATES

The units are to be assessed for rating purposes following the practical completion of the construction works.

EPC

The EPC's will be made available upon request following practical completion of the construction works.





VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received will be deemed exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs/fees.

Terms

The accommodation is available either for sale or to let on terms to be agreed.

Further Information

Please contact the sole letting agent.



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