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**marrtree**

**To Let**

# Marrtree Business Park

Stirling Road **York** YO30 4TU

**New Build**  
**Industrial / Warehouse / Trade Counter Units**  
**from 4,027 - 26,476 sq ft (374 - 2,460 sq m)**

[www.marrtree.co.uk](http://www.marrtree.co.uk)



# Description

The scheme comprises a terrace development of business units finished to the highest specification.

The scheme provides flexible space from 374 sq m (4,027 sq ft) up to a total of 2,460 sq m (26,476 sq ft) if combined.



# Specification

The units will provide the following features within the specification:-



6m eaves height to haunch



Electrically operated sectional overhead door



Ample car parking provision



EV charging points



Excellent yard & turning circle



Office & reception



WC facilities



Landscaped surrounds



Solar PV - 4 KW per unit





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## Accommodation

Unit	sq ft	sq m	cps
1	8,058	749	10
2	4,027	374	7
3	4,027	374	7
4	4,027	374	7
5	6,337	589	10
<b>Total</b>	<b>26,476</b>	<b>2,460</b>	<b>41</b>

## Terms / EPC

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

The units have been assessed to have an:-



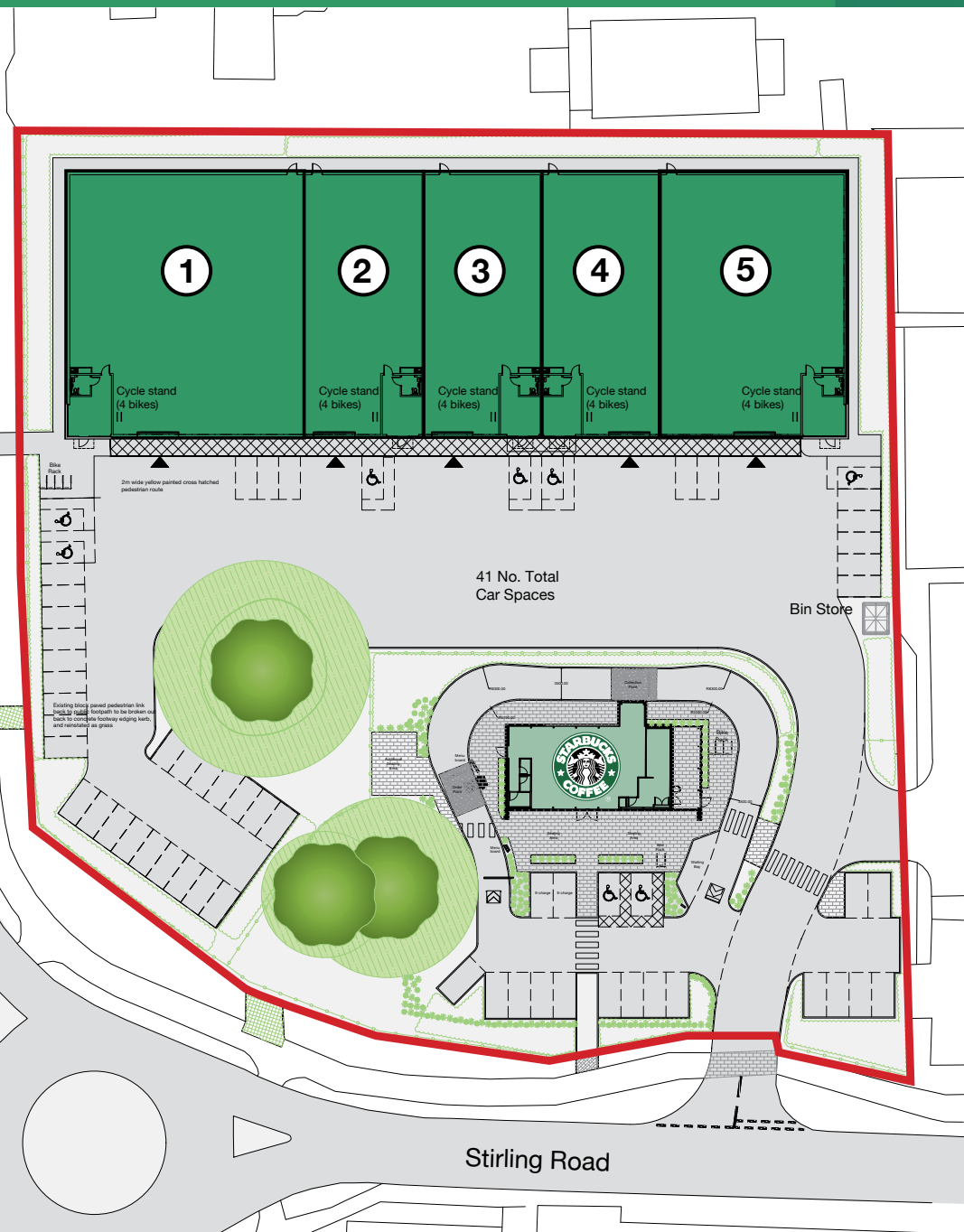
EPC Rating  
A(17)



BREEAM  
'Very Good'

A1237

Stirling Road



Stirling Road



# Location

Martree Business Park is located on the popular Clifton Moor Industrial Estate and immediately adjacent to Clifton Moor Retail Park. The scheme occupies a corner plot on Stirling Road which has excellent visibility and great accessibility to the A1237 approximately 0.1 miles to the East which connects to the A64, while junction 47 of the A1(M) is approximately 12 miles to the West.

York City Centre is approximately 3.3 miles to the South, while Harrogate is 23 miles to the West and Leeds approximately 25.6 miles to the South West.

Occupiers in the vicinity include but are not limited to:



# Further Information

A development by



**marrtree**

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