



## High quality - great value

Office and industrial/warehouse units

Easy access - beat congestion

Extremely generous parking

Freehold or leasehold

1,250 - 10,000 ft<sup>2</sup>

South of York city centre



Another quality development by

**Harrison**

the perfect location



Just south of York, Escrick Business Park is a superb new business location. Away from city centre congestion, on a main bus route and with ample parking and excellent road links to the M1, M62, A1 and national motorway network, Escrick provides space for businesses to grow.

Quality accommodation, relaxed rural setting and flexible space options together with easy access to local amenities - M<sup>C</sup>Arthur Glen Designer Outlet Shopping Centre is just minutes away - make Escrick Business Park the perfect location.

### Quality, flexible workspace

- Well-fitted out, self-contained flexible office space across two floors in a range of sizes with excellent parking.
- High quality, attractive warehouse units single storey though 6m eaves height allows scope for mezzanine floors to create additional space with generous yard space.
- Perfect for owner managed businesses or as investments for self invested personal pension schemes (SIPPS).





## The perfect location

Escrick Business Park is located on the A19 trunk road, on a main bus route, just five miles from the A64 dual carriageway with its easy access to the M1, M62, A1 and national motorway network.



andrew@mcbeathproperty.co.uk

### Disclaimer

McBeath Property Consultancy Limited for themselves and for the vendors or lessor of this property for whom they act, give notice that:-

- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- ii) McBeath Property Consultancy Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- iii) McBeath Property Consultancy Limited will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars;
- iv) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements;
- v) no employee of McBeath Property Consultancy Limited has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. The information contained within these particulars was last verified as at November 2012.



Another quality development by

# Harrison

S Harrison Developments Ltd  
 Stanley Harrison House  
 The Chocolate Works  
 Bishopthorpe Road  
 York YO23 1DE  
 Tel: 01904 654444 Fax: 01904 653366  
 www.s-harrison.co.uk  
 E-mail: info@s-harrison.co.uk  
 www.s-harrison.co.uk