

**Excellent New Build Business Units
Blocks 4 & 5 Pickering Park
PICKERING YO18 7JX**

McBeath
Property Consultancy

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NORTH YORKSHIRE



Major new commercial scheme

- **New units from approx. 177m² (1,910ft²)**
- **Prestigious location**
- **Versatile space for a range of businesses**
- **Good accessibility to A Roads**
- **Solar panels**
- **Ideal for small and growing businesses**
- **Established business profile**

TO LET

McBeath Property Consultancy Limited.

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is situated on Pickering Park a new business development on Thornton Road Industrial Estate on the outskirts of Pickering. Thornton Road Industrial Estate is Pickering's most established and largest industrial area, comprising a range of uses including industrial, office, car showroom, trade warehouse and leisure.

Pickering is an attractive and bustling historic market town with a diverse economy with employers from the tourist, agricultural, service, engineering and public sectors. The town centre is nearby with a wide range of shops, services and amenities including the award winning White Swan Inn and The North York Moors Railway. Pickering has a growing resident population with major new developments having been undertaken by national housebuilders, and benefits from a year round tourist trade.

The town has very good road links being situated on the A169 and A170 roads providing rapid links to the regional and national road network.

DESCRIPTION

The units are of steel portal frame construction with insulated cladding with up and over roller shutter doors. There is ample natural light into the units via the translucent panels, each unit has minimum eaves heights of 8m to a pitch of 9m. Each unit comes with a kitchenette and W/C and a 3 phase power supply.

External to the units there is parking for occupiers: the amount of spaces vary for the size of the unit occupied. Installed onto the roof of these units are solar panels of which all power generated is fed back into the units to allow for lower electricity bills for any tenant.

FLOOR AREAS (approximate GIA) and RENTALS

Block 4

1	2,365 sq.ft (199 sq.m)	£27,000pa
2	2,365 sq.ft (219 sq.m)	£27,000pa

Block 5

1	3,138 sq.ft (291 sq.m)	£33,000pa
2	2,088 sq.ft (193 sq.m)	£24,000pa
3	2,088 sq.ft (193 sq.m)	£24,000pa
4	1,868 sq.ft (173 sq.m)	£22,000pa
5	1,910 sq.ft (177 sq.m)	£22,000pa

Larger unit sizes can be provided by combining buildings.

RATEABLE VALUE

Interested parties should make their own enquiries.

LEASE TERMS

The units are available on new full repairing leases for a term to be agreed. Tenants are required to pay a service charge towards site management costs.

VAT

Interested parties should assume that the rent is subject to VAT unless advised otherwise.

VIEWING

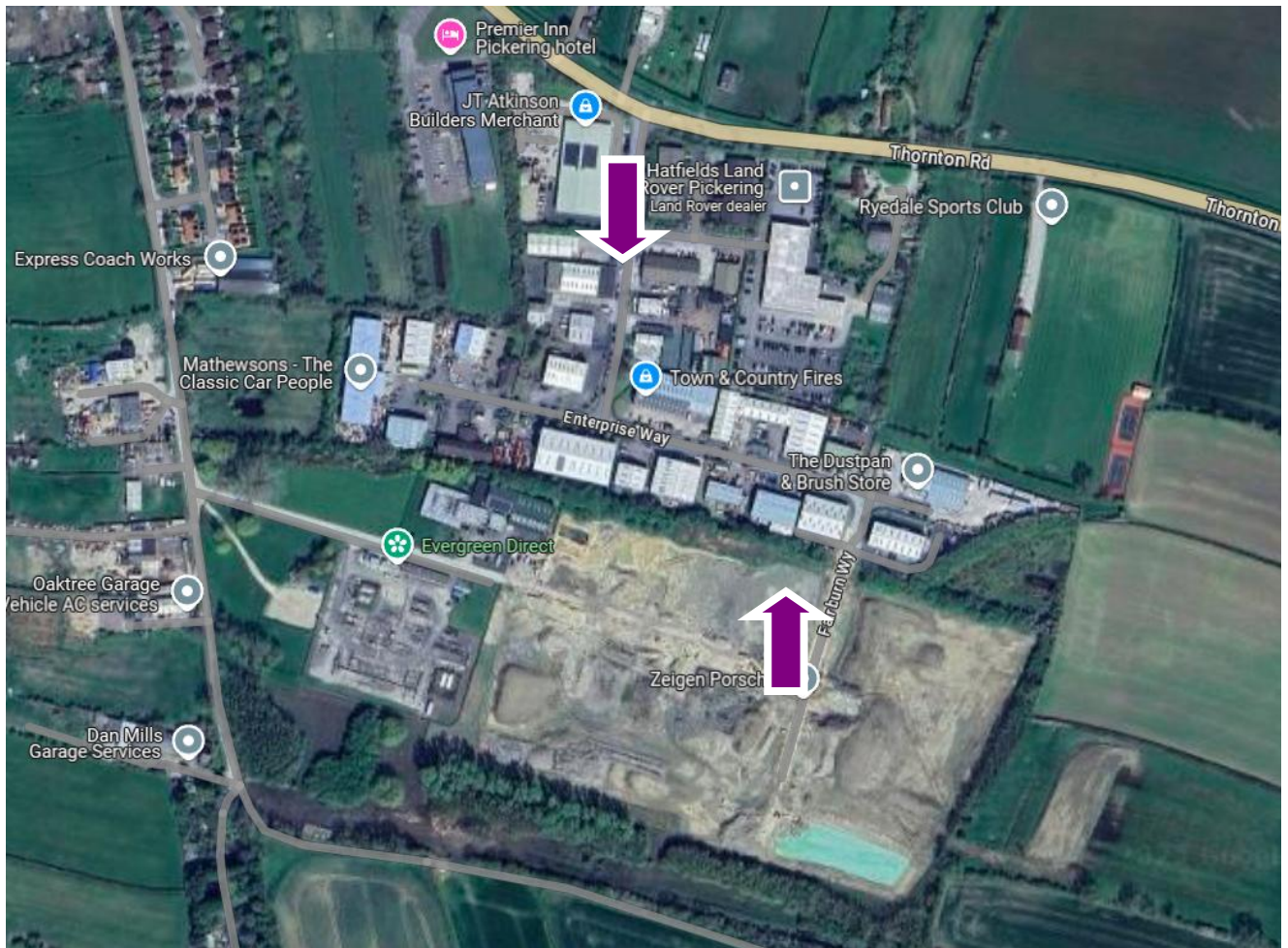
By prior arrangement with the Sole Agents. andrew@mcbeathproperty.co.uk or 07725 416002 or 01904 692929.

Subject to contract 040225

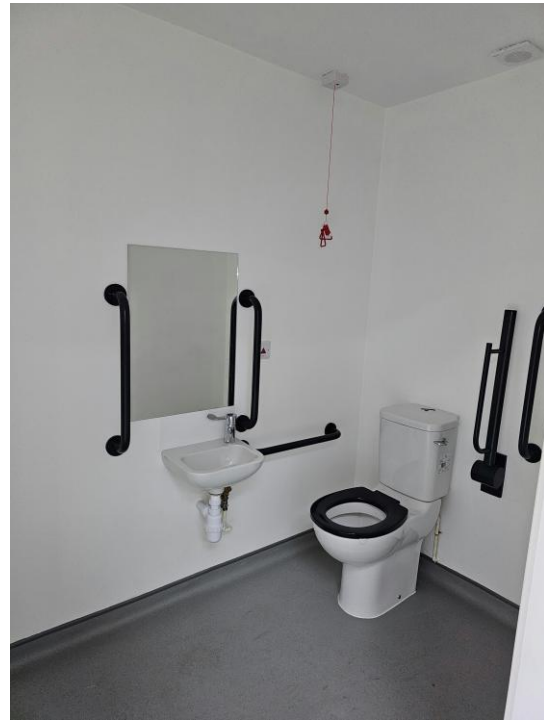
Siteplan



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