
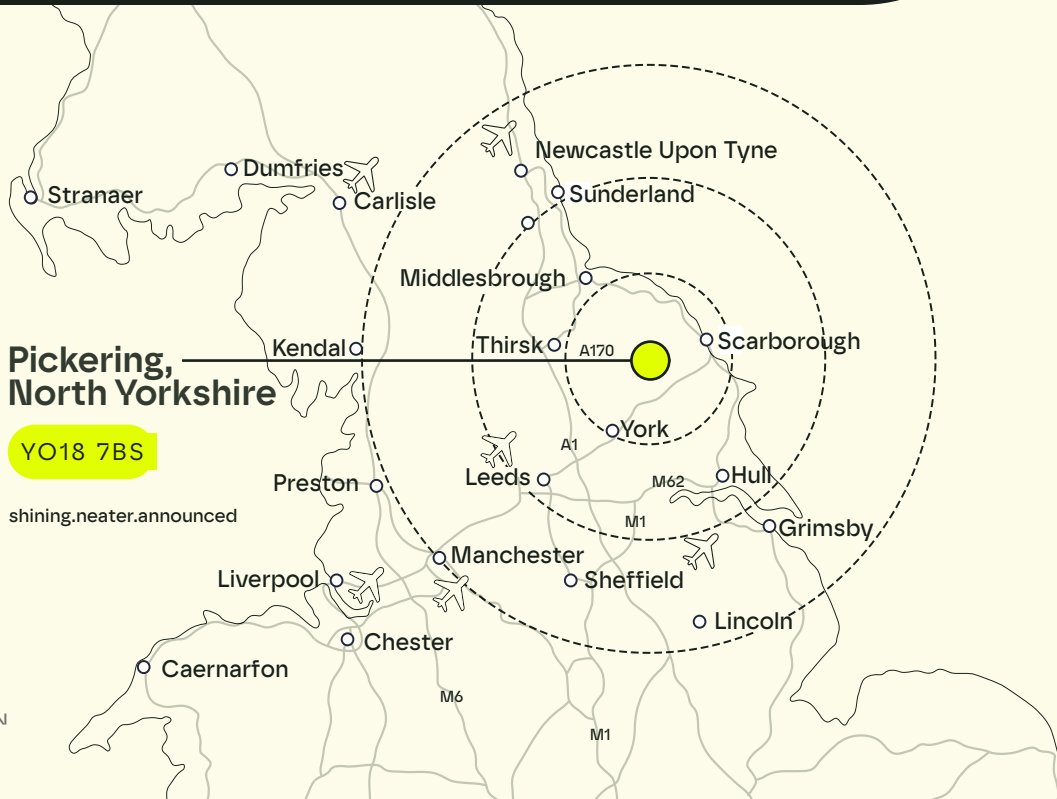




Blocks 4 & 5 Pickering @ Park

 shining.neater.announced

Welcome to the vibrant and sustainable business community in Pickering



Location & Connectivity

Situated off the A170 between Thirsk and Scarborough



Road	mins	miles
Pickering Town Centre	5 MINS	1 MILE
Malton	14 MINS	8 MILES
Scarborough	34 MINS	18 MILES
York	47 MINS	25 MILES
Thirsk	51 MINS	29 MILES
Middlesbrough	1H 7 MINS	40 MILES
Hull	1H 4 MINS	44 MILES
Leeds	1H 25 MINS	55 MILES
Grimsby Freeport	1H 35 MINS	71 MILES

Rail	mins	miles
Malton Train Station	17 MINS	8.8 MILES

Air	mins	miles
Teesside Airport	1H 8 MINS	52 MILES
Leeds Bradford Airport	1H 26 MINS	60 MILES
Doncaster Sheffield Airport	1H 26 MINS	60 MILES

Bus	mins
1 min walk to nearest bus stop	
Pickering to Thirsk / Scarborough	EVERY 40 MINS



Be a part of it all



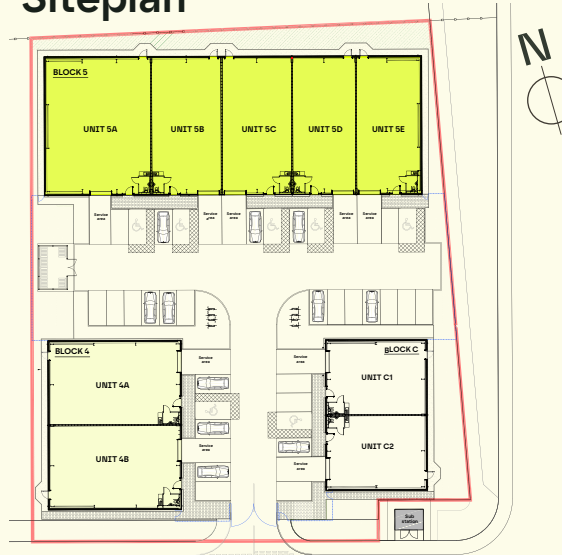
Description

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.

EPC

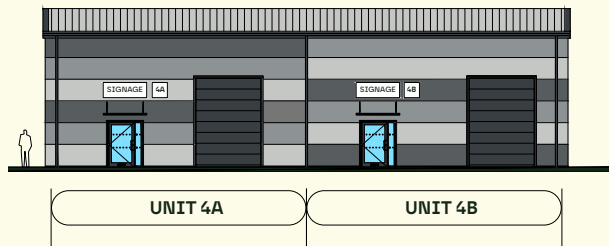
Each unit has its own independent EPC rating of an 'A' and can be provided upon request.

Siteplan



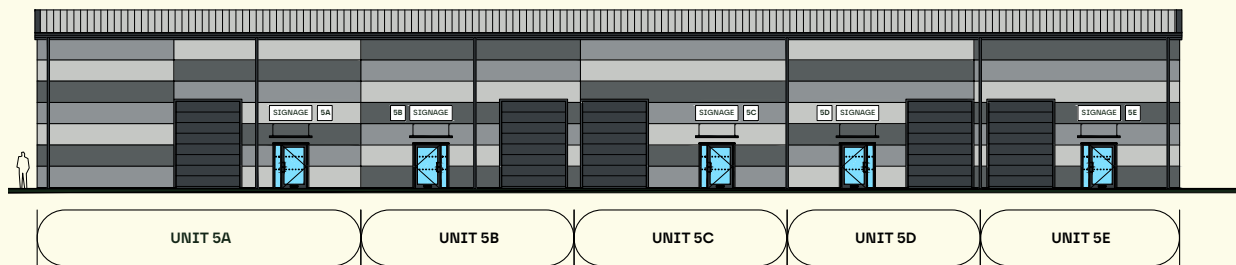
BLOCK 4

FRONT ELEVATION (EAST)



BLOCK 5

FRONT ELEVATION (SOUTH)



Rent

The rent for these units is from £11 per sq.ft

Block 4

4A w2,365 sq.ft 219 sq.mt

4B 2,365 sq.ft 219 sq.mt

Block 5

5A 3,138 sq.ft 291 sq.mt

5B 2,088 sq.ft 193 sq.mt

5C 2,088 sq.ft 193 sq.mt

5D 1,868 sq.ft 173 sq.mt

5E 1,910 sq.ft 177 sq.mt

Blocks 4 & 5 Pickering Park

North Yorkshire

Be Part of the New Sustainable Business Community in Pickering, North Yorkshire



ability for on-site renewable energy generation



environmentally preferable building materials



water conserving sanitaryware



electric vehicle charging



cycle storage



dedicated car parking



8m eaves height



level access loading doors

Business Rates

Each unit has its own rating and the tenant will be required to pay all associated rates for the property during their occupation.

Service Charge

Tenants are required to pay the service charge this is available upon request.


Security


The site is gated to the front of the estate with palisade fence surrounding the perimeter.

Viewing

Viewings are arranged via 'the joint retained agents.


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Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract.

All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc.

No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

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