



## 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

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**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).

\*Units A-E could be combined to create a larger work space

Warehouse accommodation

Unit	Gross ft <sup>2</sup>
A	5,100'
B	4,550'
C	2,600'
D	2,250'
E	2,100'
F	2,150
G	1,760
H	1,250
I	1,400
J	1,860
K	1,760
L	1,250
M	1,400
N	1,860

**KEY**

- Under offer
- Sold
- Let

**Design and build opportunity Units 1 & 2**  
 The bases of these two units are in place, but the above ground design/ layout can be influenced by prospective purchasers/tenants.  
 Timescale circa 6 months



Office accommodation

Unit	Nett ft <sup>2</sup>	Total Parking
1	5,400'	35
2	4,500'	28
3	2,414	15
4	1,880	12
5	2,177	14
6	2,284	15
7	1,880	12
8	1,884	12
9	1,660	11
10	1,418	10
11	1,421	10
12	1,421	10
13	1,418	10
14	2,660	17
15	2,067	13
16	1,360	10
17	1,334	10
18	1,350	10
19	1,808	12



\*Units can be combined to create one unit of up to approx. 10,000 nett ft<sup>2</sup>



## 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.

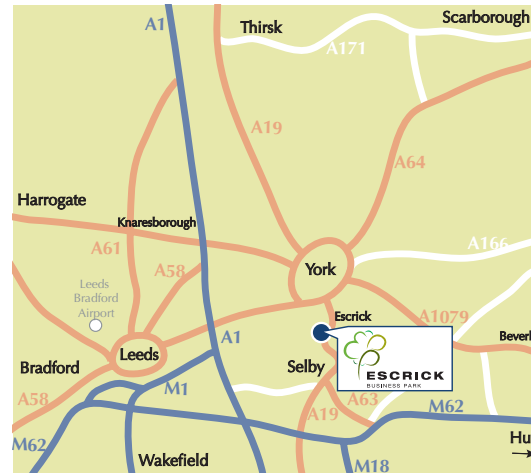


andrew@mcbeathproperty.co.uk info@lh-property.com

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# 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