

**Enterprise Way
THORNTON ROAD INDUSTRIAL ESTATE
PICKERING
YO18 7NA**



VERSATILE INDUSTRIAL PREMISES

- Excellent Established Location
- Modern units available separately or as a whole
- Frontage to estate road close to A170 junction
- Versatile space for range of businesses
- Large secure yard and parking
- 3 phase power
- Range of unit sizes from 4,287 sq ft
- Good quality offices

TO LET or FOR SALE

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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LOCATION

The property is situated with direct frontage to Enterprise Way 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 a traditional market town where agriculture remains an important employment sector. A number of other industries have become established in the town including tourism, product development, engineering and bioscience. The industrial estate is testament to this fact as it accommodates a wide range of employment types.

DESCRIPTION

The property has been developed in 2 phases to provide the main facility and a smaller ancillary building. Both are of even pitched steel portal framed construction clad with insulated composite cladding panels. Internally the main unit provides open plan industrial space in 2 sections and a 2 storey office and welfare suite, including open plan office, meeting room, WCs and fitted kitchen. The offices benefit from air conditioning.

There are a range of industrial fittings and features, some of which are listed below;

- 3-phase power
- Overhead craneage (2 x 12.5 tonne)
- Solid concrete floors
- High eaves
- Overhead halogen lighting
- Roller shutter loading doors

The ancillary unit is largely open plan but includes some light partitioned offices.

The Landlord will consider splitting the larger building into 2 or 3 smaller units.

Externally the property has a good sized yard area that is secured by boundary fencing. An additional unmade yard area is situated to one side of the main building.

ACCOMMODATION AND FLOOR AREAS

The Main Building works area totals (1,316.63 sq m) 14,167 sq ft approx and can be split into a variety of sizes between **4,287 sq ft and 10,199 sq ft (plus the offices)**

Offices (58.40 sq m) 1,333 sq ft

(Depending on the pattern of lettings a unit of approx 2933 sq ft may be available)

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RENTAL

Asking rentals will depend on size and terms, starting from £5 per sq ft per annum.

Contact the agents for more details regarding rentals and sale prices.

RATEABLE VALUE

Interested parties are asked to make their own enquiries in this regard.

SERVICES

Mains electricity (including 3-phase), water and drainage are connected to the site.

VAT

Unless otherwise advised interested parties should assume that the rents will be subject to VAT at the applicable rate.

EPC

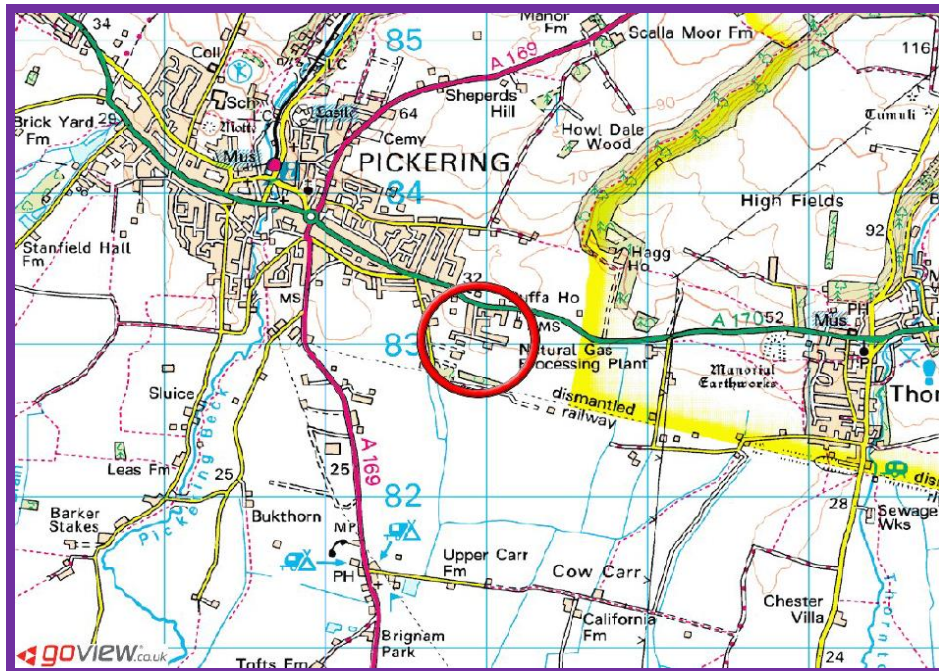
Available on or by request.

VIEWING ARRANGEMENTS

Strictly by prior appointment.

FURTHER INFORMATION

For further information and to arrange viewings please contact the sole agents on 07725 416002/01904 692929 andrew@mcbeathproperty.co.uk Subject to Contract 170718



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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