

**THORNTON ROAD INDUSTRIAL ESTATE
PICKERING
YO18 7JB**



PROMINENT OFFICE PREMISES

- Excellent Established Location
- Flexible office suites available to let
- Frontage to estate road close to A170 junction
- Versatile space for range of businesses
- On site parking provision
- Inclusive rental arrangements

98.14 sq.m. (1,056 sq ft).

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

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

M|P|C

LOCATION

The property is situated with direct frontage to the A170 Thornton Road at the entrance to the 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 comprises the office section of a larger industrial facility.

The offices are situated to the front of the property with a separate entrance.

Internally it is laid out to provide a reception entrance area which leads to 3 good sized office rooms one of which includes a kitchen facility. Furthermore one of the offices has a partitioned private managers room.

There is also a W.C.

ACCOMMODATION AND FLOOR AREAS

The property will provide the following approximate gross internal floor areas;

(98.14 sq m) 1,056 sq ft

RENTAL

The premises will be let for a period to be agreed on an inclusive rental which will include electricity and water. Please contact the agents for rental information.

RATEABLE VALUE

The tenant will be responsible for any rates liability. They may qualify for rates relief but should make their own enquiries in this regard.

SERVICES

Mains electricity (including 3-phase), water and drainage are connected to the units. We understand that heating will be by way of propane gas.

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.

VAT

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

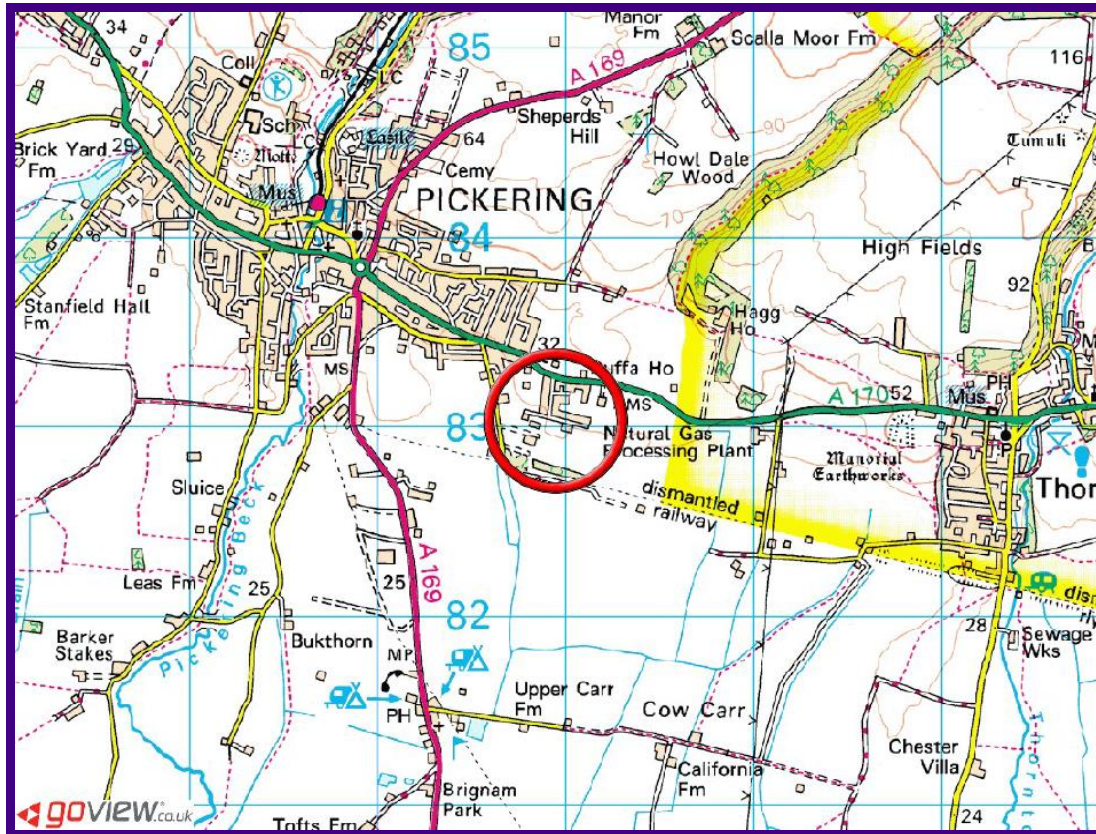
VIEWING ARRANGEMENTS

Strictly by prior appointment.

FURTHER INFORMATION

For further information please contact the sole agents on 07725 416002/01904 692929 or email andrew@mcbeathproperty.co.uk

Subject to Contract 011118rev211019



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Approximate boundary only

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Energy Performance Certificate

Non-Domestic Building



M & M Microwaves
Thornton Road Industrial Estate, Thornton Road
PICKERING
YO18 7JB

Certificate Reference Number:
0891-9525-2830-9400-4403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 80

This is how energy efficient the building is.

Technical Information

Main heating fuel: LPG
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1709
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 39.8

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

72

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

This is the previous EPC for the original building and is subject to a new inspection on completion of separation work

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