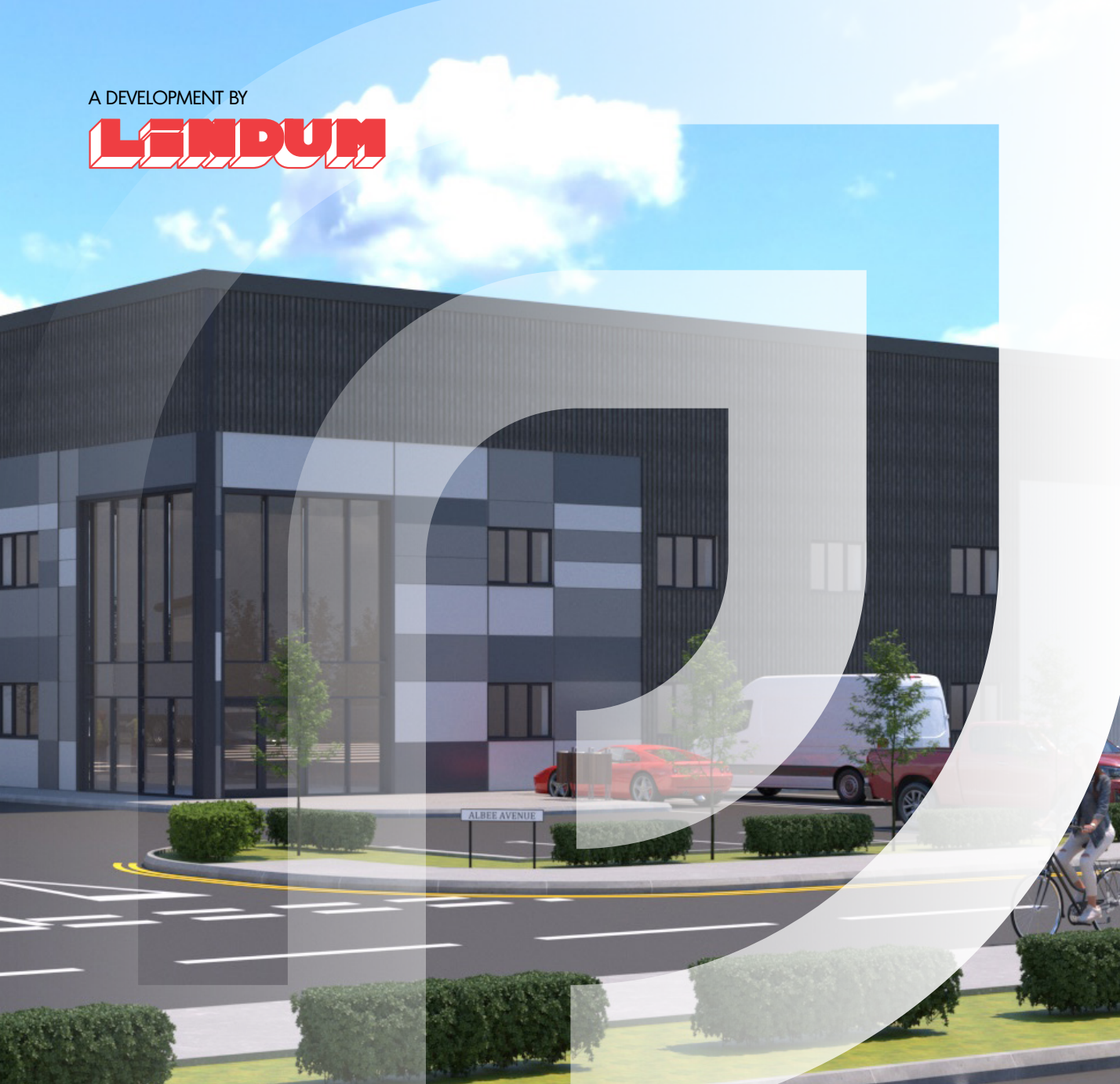


A DEVELOPMENT BY

LENDUM



TO LET

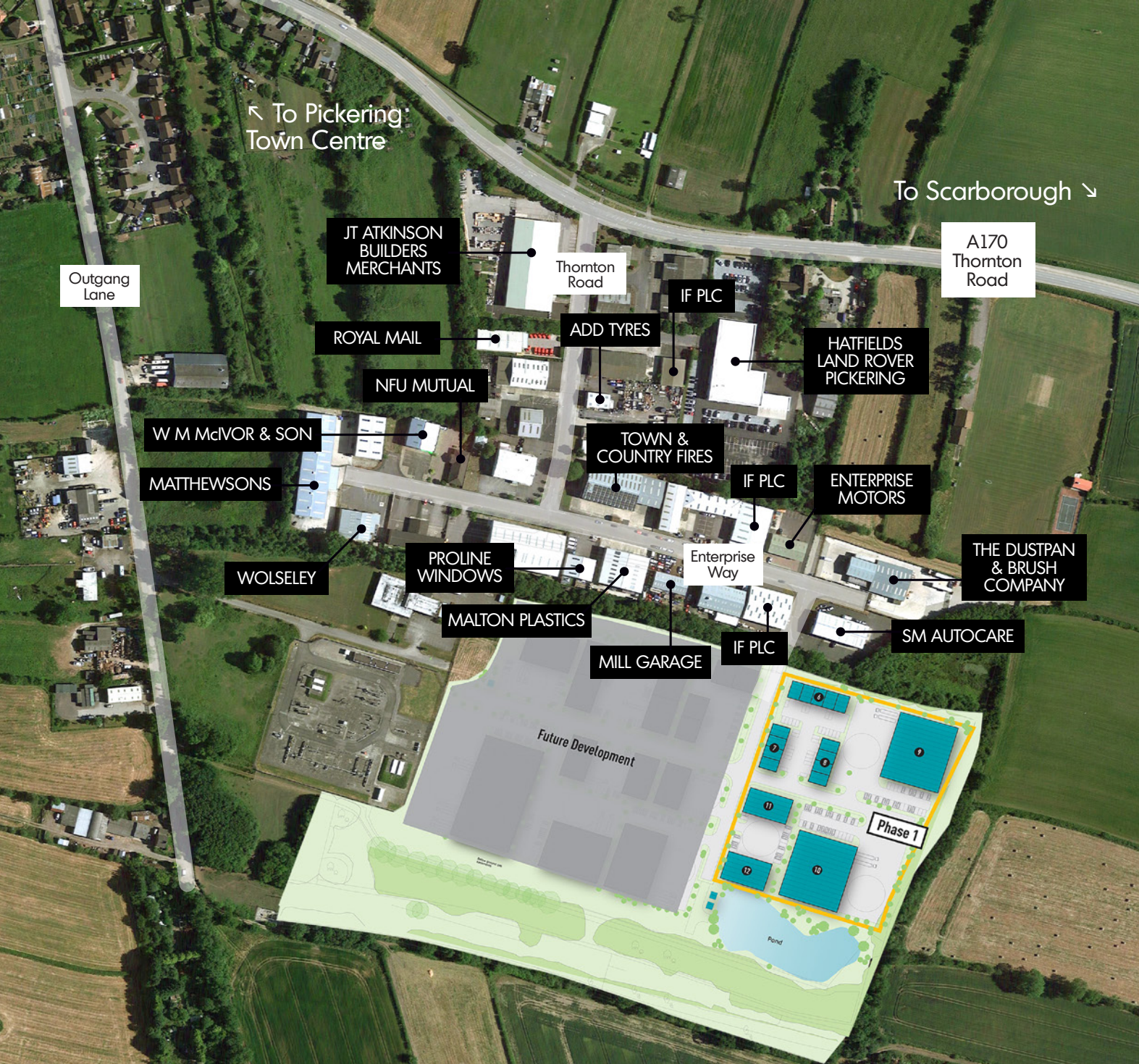
A New Industrial
Workspace
Development

Units from
1,000 sq ft to
20,000 sq ft

 **Pickering
Park**

PICKERING Y018 7NA

Coming Soon - Design & Build Opportunities up to 70,000 sq ft



Overview

Long-awaited work to build a new business park in Pickering, North Yorkshire is expected to begin Summer 2022.

Planning permission has been granted for 184,000 sq ft of new industrial space called Pickering Park.

The development will form phase three of the Thornton Road Business Park and will be accessed off Enterprise Way.

York based construction company Lindum Group will develop the site following support from York & North Yorkshire Local Enterprise Partnership (Y&NY LEP) and Ryedale District Council.

The scheme is being brought forward after Lindum was awarded £880,000 from the Government's 'Getting Building Fund' via the LEP. The investment has supported site preparation and infrastructure to enable development.

 **Pickering Park**

PICKERING YO18 7NA

For further information go to pickeringpark.co.uk

Overview Specification

Buildings will benefit from the following specification:-



6-8m
eaves heights



Level access & dock
level loading doors



30-50kn/m²
floor loading



Significant power
supply



Electric vehicle
charging availability



Cycle storage



Large units will include
office provision



EPC
A Rated



Dedicated car
parking spaces

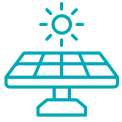


 **Pickering
Park**

PICKERING Y018 7NA

Energy & Carbon Efficient Buildings

The buildings will benefit from the following efficiency and sustainability features:-



Ability for on-site renewable energy generation



Environmentally preferable building materials



Water conserving sanitaryware



Increased insulation levels



Low energy lighting



 **Pickering
Park**

PICKERING YO18 7NA

TAKING RESPONSIBILITY FOR
HOW WE AFFECT THE FUTURE...



Accommodation Schedule

Unit(s)	sq ft	sq m
6 a-e	1,000	92.9
7 a-d	1,000	92.9
8 a-d	1,000	92.9
9	20,000	1,858
10	20,000	1,858
11	5,000	464
12	6,000	557
Total	54,000	5,017

Tenure

Freehold or Leasehold on terms to be agreed. Pricing available upon application, subject to contract.

Parking

Dedicated car parking to each of the units.



WHEN
FLEXIBILITY
IS KEY...

 **Pickering
Park**

PICKERING Y018 7NA



Location & Connectivity

BY ROAD	Minutes	Miles
Situated off the A170 between Thirsk and Scarborough		
Pickering Town Centre	5	1
Malton	14	8
Scarborough	34	18
York	47	25
Thirsk	51	29
Middlesbrough	1 Hr 7	40
Hull	1 Hr 4	44
Leeds	1 Hr 25	55
Grimsby Freeport	1 Hr 35	71
BY TRAIN	Minutes	Miles
Malton Train Station	17	8.8
BY AIR	Minutes	Miles
Tesside Airport	1 Hr 8	52
Leeds Bradford Airport	1 Hr 26	60
Doncaster Sheffield Airport	1 Hr 26	60
BY BUS	Minutes	
1 min walk to nearest bus stop	every 40	
Coastliner bus service from Pickering to Thirsk / Scarborough		





FUTURE DEVELOPMENT

A DEVELOPMENT BY

LENDUM

VAT

VAT will be charged at the prevailing rate on any transaction.

EPC

The buildings are targeting EPC rating of A. Certificates will be available on completion.

Anti-Money Laundering

Acceptance of any offer will be subject to a satisfactory Anti-Money Laundering check and proof of funding.

Legal Costs

Each party to be responsible for their own legal costs incurred in connection with this transaction.

Further Information

All enquiries to the joint agents Bowcliffe and McBeath Property Consultancy.



bowcliffellp.com

Bowcliffe

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 **Pickering Park**

PICKERING YO18 7NA

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