

WAREHOUSE / INDUSTRIAL UNITS

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



**UNITS B2 & B4, PHASE B, PICKERING PARK,
PICKERING, NORTH YORKSHIRE, YO18 7BS**

- ✓ **1,257 - 2,514 SQ.FT (116.73 - 233.56 SQ.M)**
- ✓ **2 UNITS AVAILABLE INDIVIDUALLY OR COMBINED**
- ✓ **IDEAL FOR SMALL AND GROWING BUSINESSES**
- ✓ **BRAND NEW UNITS COMPLETED IN JULY 2026**
- ✓ **EAVES HEIGHT OF 5.68M**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

Pickering Park is new development situated in a prominent position just off the A170 Thornton Road, approximately 1 mile from Pickering town centre. The A170 provides direct access to both Thirsk and Scarborough, whilst the A169 provides a direct route to Malton, approximately 8.8 miles from the development, and the A64.

Pickering is an attractive market town serving a wide rural hinterland and benefiting from a strong local business community. The town also benefits from good public transport connections, with a bus stop situated approximately one minute from Pickering Park with services operating approximately every 40 minutes.

The development is located adjacent to Thornton Road Industrial Estate, an established industrial and commercial location off Thornton Road which is home to a range of occupiers including J T Atkinson, Mathewsons Auctions, Hatfields Land Rover, Derwent Vale Farm Vets, McIvors and Premier Inn.

DESCRIPTION

Units B2 and B4 comprise brand new open plan industrial / warehouse units of steel portal frame construction with insulated profile steel cladding beneath a pitched profile steel roof incorporating rooflights, providing good levels of natural light to the warehouse accommodation.

The units are open plan with a WC & kitchenette in each, the units benefit from a ground level roller shutter loading door measuring approximately 3.28m wide x 4.07m high, each unit has an eaves height of 5.68m.

The units are suitable for a range of industrial, storage, trade counter and business uses, subject to any necessary planning consents.

Externally, each unit benefits from 3 parking spaces.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and have the following approximate Gross Internal Areas: -

Unit 4	116.73 sq.m	1,257 sq.ft
Unit 5	116.73 sq.m	1,257 sq.ft

TERMS

The units are also available to let separately or combined by way of a new full repairing and insuring lease for a term of years to be agreed at the following rentals: -

UNIT	RENTAL
B2	£15,100 pax
B4	£15,100 pax

Subject to Contract - Aug 26

RATES

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

The property is connected for services including, electricity, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

The units have been independently assessed and certified as falling within Band A (12). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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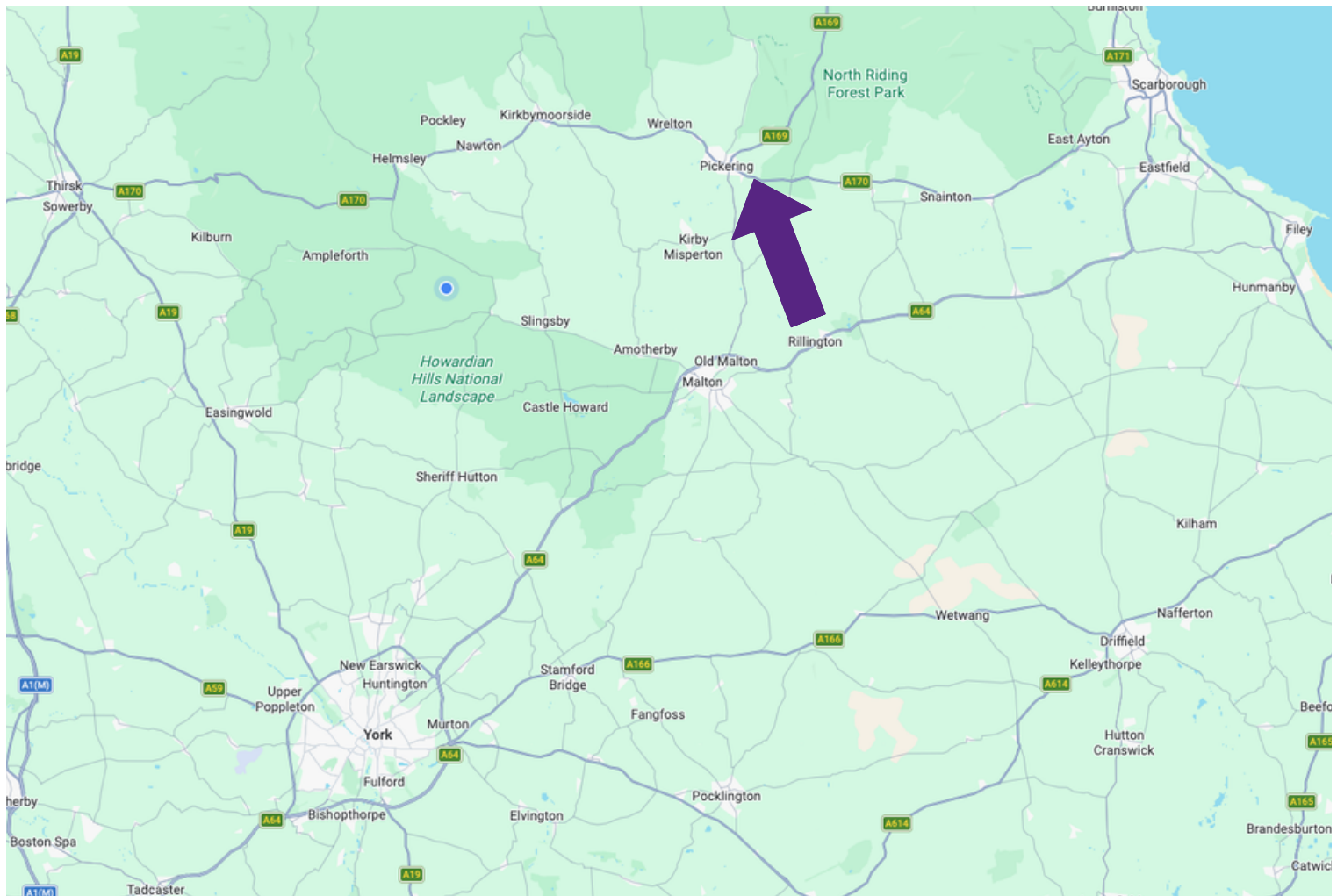
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Subject to Contract - Aug 26

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