

A DEVELOPMENT BY

LENDUM

**NOW READY FOR
OCCUPATION**

pickeringpark.co.uk

**Vibrant
Business Community**



**1 mile from
Pickering Town Centre**



**5m Eaves
Height**



**Level Access
Loading Doors**



**Cycle Storage /
Disabled Parking**



FOR SALE / TO LET

New High Quality Industrial / Warehouse Units

1,200 sq ft (111 sq m) to 3,500 sq ft (325 sq m)

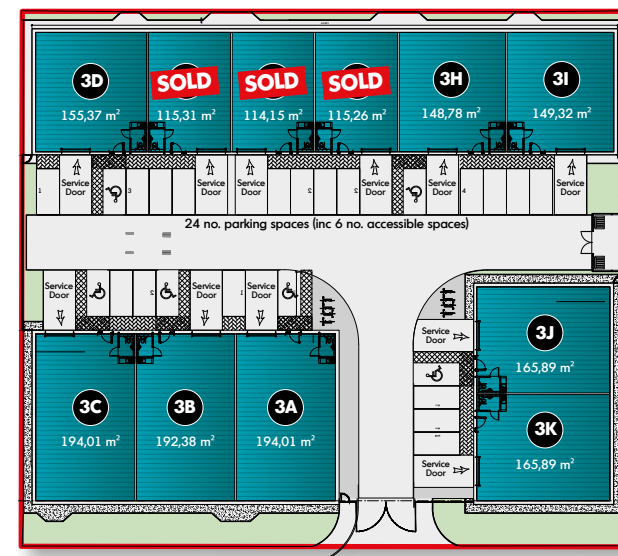
 **Pickering
Park**

PICKERING YO18 7NA



Accommodation

The accommodation comprises the following areas.
Contact the agents for availability details.



Specification

The units will benefit from the following:

- **Steel portal frame construction**
- **Ground level loading / roller shutter doors.**
- **Eaves heights of 5m to a pitch of 6m.**
- **Kitchenette and WC**
- **Solar PV on the roof - reducing electric bills**

EPC Rating

The units will benefit from an EPC A rating or better.

Location

Located just off the A170 between Thirsk and Scarborough, this site is only 1 mile from the centre of Pickering and 8.8 miles from Malton Train Station.

There is a Bus Stop 1 minute away with services every 40 minutes, ensuring excellent connectivity to the site.

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Further Information

For further information or to arrange a viewing please contact either of the joint agents.

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