

Thirkill Park, Harrogate

**TO LET: 882 - 5,781 SQ FT
MIXED USE OPPORTUNITY
OFFICE / INDUSTRIAL / RETAIL**

Unit 9 - 24, Thirkill Park, Thirkill Drive, Pannal,
Harrogate, HG3 1GQ

- Newly built mixed use properties next to Pannal Station
- High specification with mezzanine floors
- Next to nothing energy costs from the carbon-free renewable energy produced onsite
- Secure gated site
- Kitchen and WC / shower facilities

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DESCRIPTION

Thirkill Park is a mixed used development located in the next to Pannal Station.

The units are built using insulated brick walls with concrete floors with underfloor heating. The units come with a mezzanine floor 40% of the floor area. The unit comes double glazed roof lights, windows and doors which brings in the natural light and is excellent making for a pleasant working environment. Additionally, all units fitted with LED lighting and fire alarm system.

Internally the space can be fitted as a office, workshop, retails space and more. All units come with fitted kitchenette, shower, and WC facilities.



ACCOMMODATION

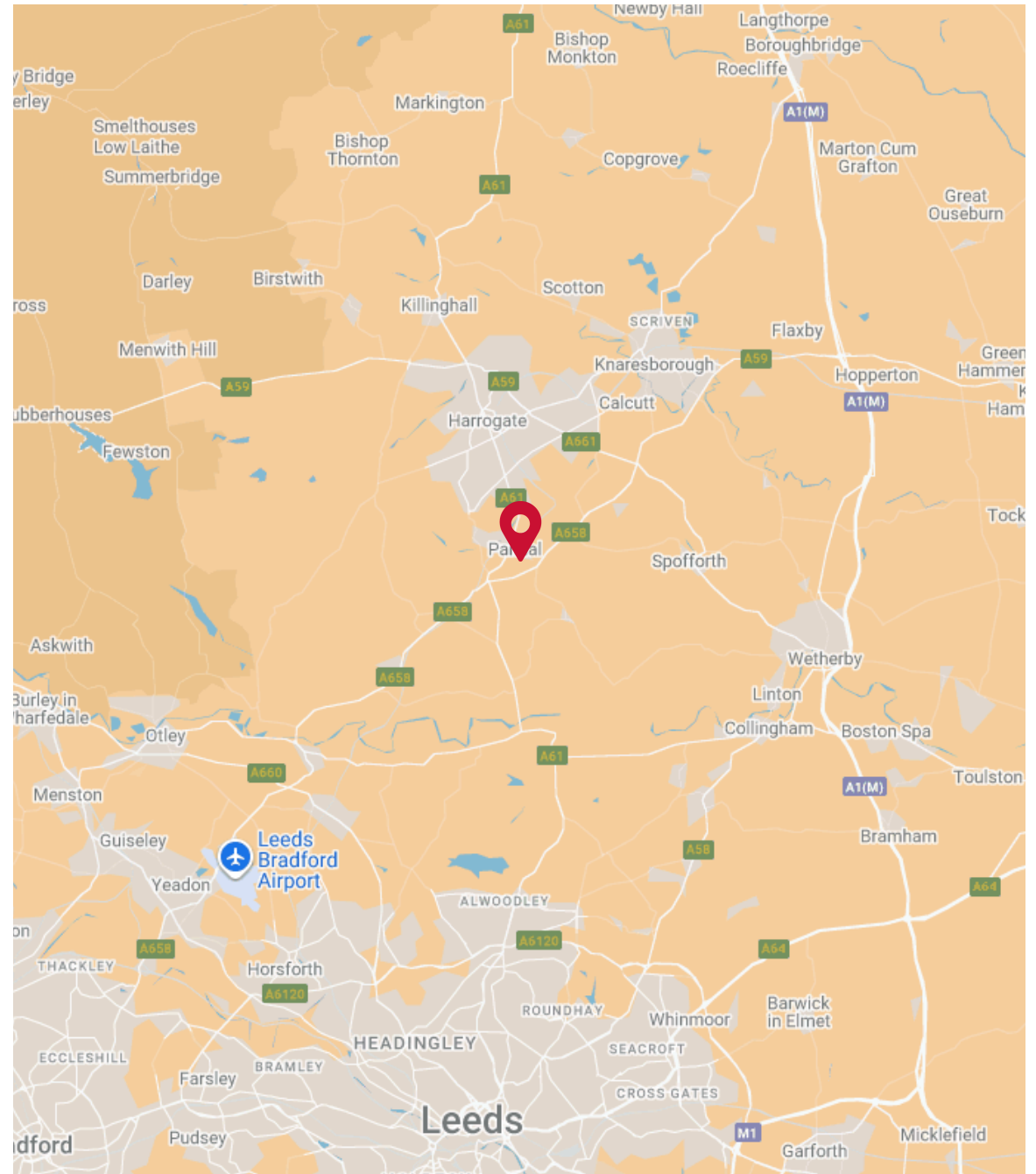
UNIT	GROUND FLOOR		MEZZANINE FLOOR		TOTAL	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
9	58	624	24	258	82	883
10 - 13	62	667	28	301	90	969
14 -19	60	646	26	280	86	926
20 - 22	123	1,324	56	603	179	1,927
23 - 24	128	1,378	56	603	184	1,981

LOCATION

9-24 Thirkill Park, is conveniently located south of Harrogate on the A61 trunk road to Leeds to the south and Ripon in the north.

Pannal Train Station is located just a 1 minute walk away which has regular trains to Harrogate, Leeds and York. Regular No. 36 buses to and from Ripon, Harrogate and Leeds. Leeds Bradford Airport 20 minute drive away.

Co-op located next to the site and gym and other amenities operating on site.



FLOOR PLAN



10m² CYCLE SPACES WITHIN EACH CYCLE SHELTER

BN STORES

2m² MOTORBIKE PARKING

BRICK RETAINING WALL TO STRUCTURAL ENGINEERS DETAILS

SUBSTATION

NO ENTRY

MAIN ENTRANCE

— SITE BOUNDARY — 0.48 hectare

Thirkill Park

Pannal, HG3 1GQ



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PRICE

Price on application

TERMS

The units are available to rent by way of a Full Repairing and Insuring lease on terms to be agreed. Full details are available on request from the agents.

RATES

We advise all interested parties to make their own enquiries of the local rating authority

EPC

An EPC certificate is available upon request

CONTACT

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