

# GO GREEN

AT THIRKILL PARK, PANNAL,  
HARROGATE  
HG3 1GQ

- ▶ 18 EXCEPTIONALLY SUSTAINABLE INDUSTRIAL BUSINESS UNITS
- ▶ BUILT TO CARBON NET ZERO SPECIFICATION
- ▶ IN AN UNRIVALLED LOCATION ADJACENT TO A61 AND PANNAL RAIL HALT
- ▶ Units from 1,884 sq.ft. – 11,604 sq.ft. (175 m<sup>2</sup> – 1,178m<sup>2</sup>)

*The park offers a rare combination of easy access, a high specification, which meets the criteria for net carbon zero space, fully fitted with air-source underfloor heating, full LED lighting excellent natural daylighting, fire protection system, solar photovoltaic roof panels, superior roof, wall and floor insulation, with 2 electric vehicle chargers and an extensive 40% mezzanine floor.*

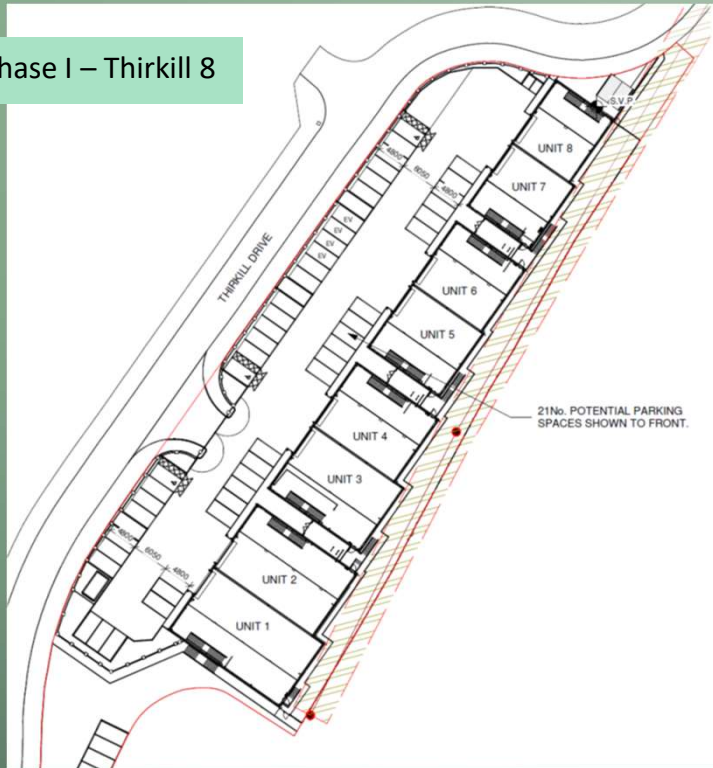


*A net carbon zero building is a highly energy efficient building that produces on-site enough carbon-free renewable energy to meet the buildings operational annual energy consumption.*

**Thirkill Park will offer the first speculative development of net carbon zero industrial and business units in the beautiful spa town of Harrogate**

**The green surroundings and community feel, offer an inspiring working environment for today's business. Offering the pleasure of working in well-designed and efficient buildings is matched by the ease of access by road or rail.**

Phase I – Thirkill 8



| UNITS 1 - 8, THIRKILL PARK, THIRKILL DRIVE, PANNAL, HARROGATE G3 1GQ |                             |                 |                              |                       |                         |                |            |
|--|-----------------------------|-----------------|------------------------------|-----------------------|-------------------------|----------------|------------|
|  | Grd Floor (m <sup>2</sup> ) | Grd Floor sq.ft | Mezz Floor (m <sup>2</sup> ) | Total floor area (m2) | Total floor area sq.ft. | Rent per annum | Car Spaces |
| <b>Unit 1</b>  | 253                         | <b>2723</b>     | 97                           | 350                   | <b>3,767</b>            | £56,505        | 9          |
| <b>Unit 2</b>  | 231                         | <b>2486</b>     | 87                           | 318                   | <b>3,423</b>            | £51,345        | 8          |
| <b>Unit 3</b>  | 208                         | <b>2239</b>     | 78                           | 286                   | <b>3,079</b>            | £46,178        | 7          |
| <b>Unit 4</b>  | 187                         | <b>2013</b>     | 69                           | 256                   | <b>2,756</b>            | LET            | 6          |
| <b>Unit 5</b>  | 165                         | <b>1776</b>     | 60                           | 225                   | <b>2,422</b>            | £36,329        | 6          |
| <b>Unit 6</b>  | 157                         | <b>1690</b>     | 57                           | 214                   | <b>2,303</b>            | £34,552        | 5          |
| <b>Unit 7</b>  | 141                         | <b>1518</b>     | 50                           | 191                   | <b>2,056</b>            | UNDER OFFER    | 5          |
| <b>Unit 8</b>  | 130                         | <b>1399</b>     | 45                           | 175                   | <b>1,884</b>            | UNDER OFFER    | 4          |
| <b>Total</b>   | <b>1,472</b>                | <b>15,845</b>   | <b>543</b>                   | <b>2,015</b>          | <b>21,689</b>           |                | <b>51</b>  |

### **Thirkill Park Specification**

*Steel portal frame, with insulated brick and block external walls with feature curtain wall system*

*Insulated concrete floor with underfloor heating with air source heat pump for heating and hot water*

*Composite Kingspan roof with 150mm insulated core*

*Roof mounted photovoltaic panels with inverters and link to distribution board*

*Full LED lighting throughout with emergency lighting within the unit. External lighting to parking cycle & bin stores*

*Insulated plastisol coated up and over loading doors with door seals*

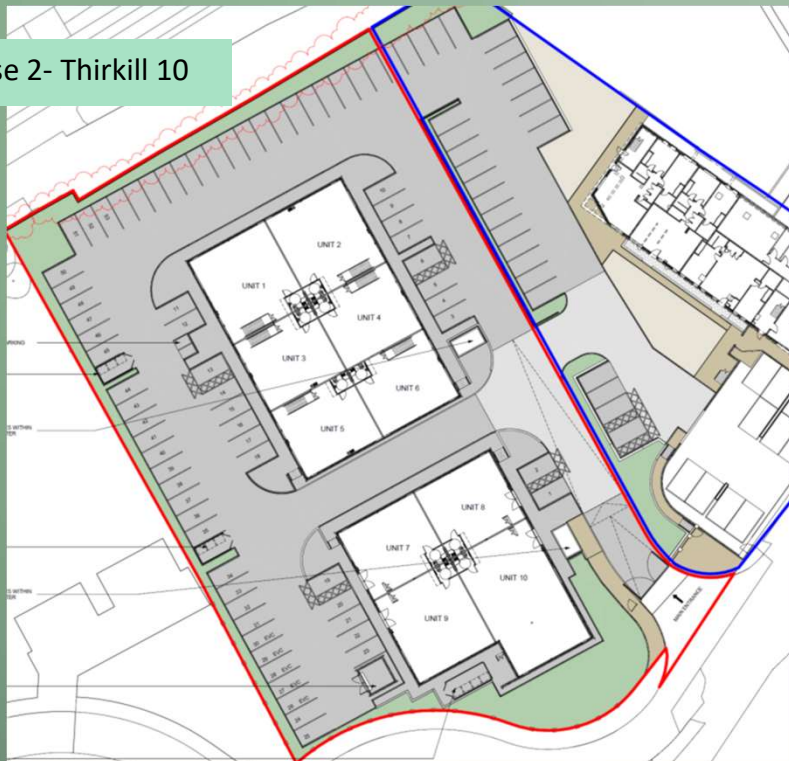
*Incoming services, main water and drainage, 60 KWh electrical supply, fibre to the property (FTTP) service ducts*

*Full fire protection systems including, combined heat and smoke detectors, call points, electronic sounders*

*Steel framed mezzanine of 40% floor area cover with galvanised steel staircase,*

*Two toilets, including one accessible. A separate production capped drainage point in production area.*

Phase 2- Thirkill 10

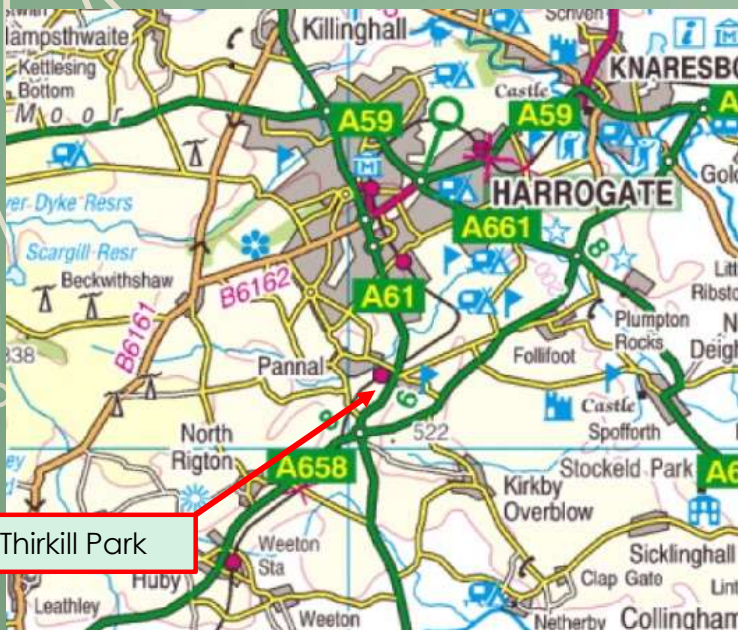


**UNITS 9 - 18 THIRKILL PARK, THIRKILL DRIVE, PANNAL, HARROGATE HG3 1GQ**

|                   | Grd fl M <sup>2</sup> | Grd fl sq.ft | Mezz M <sup>2</sup> | Mezz sq.ft   | Total M <sup>2</sup> | Total sq.ft.  |
|-------------------|-----------------------|--------------|---------------------|--------------|----------------------|---------------|
| <b>BUILDING 1</b> |                       |              |                     |              |                      |               |
| UNIT 9            | 142                   | 1,528        | 64                  | 689          | 207                  | 2,228         |
| UNIT 10           | 142                   | 1,528        | 64                  | 689          | 207                  | 2,228         |
| UNIT 11           | 115                   | 1,238        | 51                  | 549          | 166                  | 1,787         |
| UNIT 12           | 115                   | 1,238        | 51                  | 549          | 166                  | 1,787         |
| UNIT 13           | 115                   | 1,238        | 51                  | 549          | 166                  | 1,787         |
| UNIT 14           | 115                   | 1,238        | 51                  | 549          | 166                  | 1,787         |
| <b>TOTAL</b>      | <b>744</b>            | <b>8,008</b> | <b>332</b>          | <b>3,574</b> | <b>1078</b>          | <b>11,604</b> |
| <b>BUILDING 2</b> |                       |              |                     |              |                      |               |
| UNIT 15           | 115                   | 1,238        | 51                  | 549          | 166                  | 1,787         |
| UNIT 16           | 115                   | 1,238        | 51                  | 549          | 166                  | 1,787         |
| UNIT 17           | 143                   | 1,539        | 65                  | 700          | 208                  | 2,239         |
| UNIT 18           | 204                   | 2,196        | 93                  | 1,001        | 296                  | 3,186         |
| <b>TOTAL</b>      | <b>577</b>            | <b>6,211</b> | <b>260</b>          | <b>2,799</b> | <b>836</b>           | <b>8,999</b>  |

Visual of units 9 – 18 Thirkill Park  
Due for completion December 2023.





## *At Thirkill Park, we are conveniently located for many major travel routes*

- The A1/M1 gateway road to the North and South - 10 minutes drive*
- Pannal Rail halt adjacent to the site gives fast rail access to Harrogate, Leeds and York*
- Harrogate to London train links - 3 departures every hour*
- Buses from Harrogate town centre - every 15 minutes*
- Leeds Bradford International Airport - 30 minutes by car or via an hourly bus service.*

Another  
development by



For terms, further information and  
viewing  
Contact Chris Robbins



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Frontage and secure parking area, fully lit with electric gates



Anti-ram bollards and 2 electric chargers per unit



Solar panels generate electricity and powers heating



Under floor heating with air source heat pumps, intelligent LED lighting, mezzanine, shower and toilets