



GentVisick

TO LET

Plot 87, Marston Moor Business Park, Tockwith, York, YO26 7QF
10,000 - 40,000 sq. ft (929.04 - 3,726.12 sq. m)

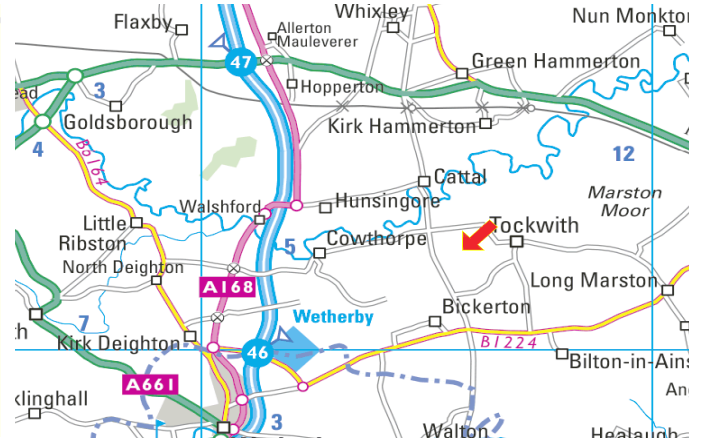
Design and Build Opportunities

- Superb access to the A1 (M) Motorway, Wetherby, York and Harrogate
- Design and Build opportunities from 10,000 sq ft - 40,000 sq ft
- Secure estate with barrier entry and CCTV
- Potential to be sub-divided into serviced plots

 **0113 245 6000**

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Location

The site is located on the established and popular Marston Moor Business Park, which is strategically located circa 4.5 miles from Junction 46 of the A1(M) Motorway, just under 5 miles from Wetherby Town Centre, just over 10 miles to both Harrogate and York.

Marston Moor Business Park itself is accessed off Rudgate, which leads directly to Junction 46 of the A1(M) Motorway via York Road (B1224).

Description

The site extends to approximately 2.1 acres (0.85 hectares) and can accommodate new industrial / warehouse units ranging from 10,000 sq ft up to a single building of 40,000 sq ft.

Occupiers already established on the estate include Stage One Creative, Movianto, Biffa and Leading Solvent Supplies.

Planning

The site has the benefit of B1, B2 and B8 planning consent. Further information is available on request.

Terms

Units are available on a design and build basis with prices/ rental subject to specification.

The completed units will be available on a leasehold basis.

Further information including the rent is available upon application.

Viewings

For further information or to arrange a viewing please contact;

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