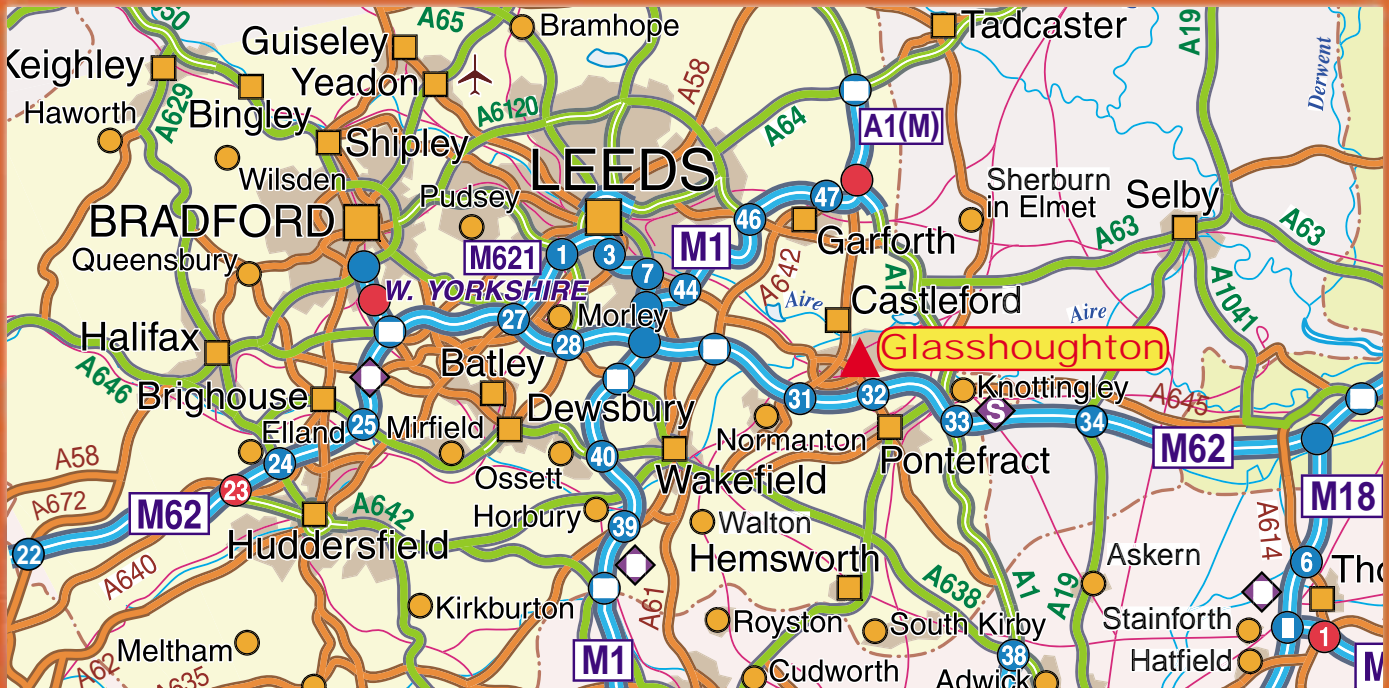




All rents are exclusive of rates, services, service charge, building insurance and VAT.




towlers
www.towlers.net
0113 246 0071
Or Mark's House, 1 St Mark's Avenue, Leeds, LS1 3BB

MISREPRESENTATION CLAUSE: Towlers for themselves and for the vendors or lessor of this property for whom they act. Give notice that i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not consider the whole or any part of an offer or contract: ii) Towlers cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers of tenants must not rely on them as statements of fact of representations and must satisfy themselves as to their accuracy: iii) rents quoted in these particulars maybe subject to VAT in addition: iv) Towlers, will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars and v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers / tenants should satisfy themselves as to the fitness of such items for their requirements.



**Marrtree
Business Park**
Thunderhead Ridge
Glasshoughton



**New Industrial/
Warehouse Units
2,320 sq.ft. to
31,220 sq.ft.**

To Let

Glasshoughton

Description

The development comprises a scheme totalling over 31,000 sq ft offering a flexible mix of unit size from 2320 sq ft to 5680 sq ft.

Units can be combined to provide a larger floor space if required. The development is in two blocks built around a central yard with car parking areas and landscaped surrounds.

Vehicular access to the Business Park is from Thunderhead Ridge.



Location

Glasshoughton is a 335 acre high profile scheme with direct access from Junction 32 of the M62 and is already home to the Freeport Factory Outlet, the Xscape Leisure Complex, car showrooms and various commercial occupiers. With over £15 million of infrastructure now in place, the development offers a prime location along the M62 corridor being within easy reach of the M1 and A1 links. Marrrtree Business Park is centrally located within the development fronting both Thunderhead Ridge and Colorado Way.

Leeds - 15 miles - 20 minutes drive

Sheffield - 35 miles - 40 minutes drive

Hull - 47 miles - 55 minutes drive

Manchester - 51 miles - 60 minutes drive

Newcastle - 97 miles - 100 minutes drive

Birmingham - 110 miles - 104 minutes drive



Planning

The Business Park enjoys planning consent for B1/B2 light and general industrial and B8 warehousing.



Site Plan



Specification

The scheme is designed to a very high standard offering the following specifications:-

- 5.5 m eaves height
- 10% rooflights
- 30 Kn/sqm floor loading
- 4.5 m x 4.5 m electrically operated sectional loading doors
- Up to 60 kva electricity supply
- Up to 85 kw gas supply
- 10% office/ancillary content
- External security lighting
- Ample dedicated car parking to each unit
- Feature clad elevations with a high degree of glazing

Unit Availability

UNIT	FLOOR AREA		PARKING
	SQ M	SQ FT	
1	264	2840	4
2	528	5680	8
3	396	4260	6
4	528	5680	8
5	216	2320	3
6	323	3480	4
7	216	2320	3
8	431	4640	6
Total	2902	31,220	

