



marrtree

St James Business Park

KNARESBOROUGH • HG5 8QD

To let

Business Units

155.9 - 1836.3 sq m

(1,678 - 19,761 sq ft)



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(Library photograph of Marrtree development at Glasshoughton Business Park, Castleford)

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LOCATION

The strategically located scheme is situated on St James Business Park, a mixed retail, car showroom, office and industrial development fronting the Harrogate Southern Bypass. It benefits from direct connections to the A59 York Road and A61 to Leeds, and Junction 47 of the A1 (M) is just 3 miles to the east.

Harrogate Town Centre is situated approximately 5 miles to the west, Knaresborough 1.5 miles to the north west and Leeds approximately 20 miles south.

DESCRIPTION

The scheme will comprise a terrace development of business units finished to the highest specification. The scheme will provide flexible space from 155.9 sqm (1,678 sq ft) with the potential to combine units to create a larger space.

B1, B2, B8 PLANNING

ACCOMMODATION

	sq m	sq ft
Unit 1	165.3	1,779
Unit 2	165.3	1,779
Unit 3	334	3,595
Unit 4	386.9	4,165
Unit 5	159	1,710
Unit 6	156.6	1,685
Unit 7	156.6	1,685
Unit 8	156.6	1,685
Unit 9	155.9	1,678

SPECIFICATION

- All mains services connected
- 6m eaves height to haunch
- Electrically operated sectional overhead door
- Excellent yard & turning circle
- Ample car parking provision
- Office / reception
- WC facilities
- Landscaped surrounds
- With access via electrically operated gate



Additionally available is a 10 acre area of open land (as shaded on aerial) which would be suitable for a variety of uses subject to relevant planning.



SAT NAV: HG5 8QD

UNITS MAY BE COMBINED

TERMS The premises will be available on a Leasehold basis. For further details please contact the agents.

VIEWING Strictly by appointment with the joint agents, Carter Towler or Carter Jonas.

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