



NORTHRIDING

BUSINESS PARK, NORTHALLERTON

Darlington Road, Northallerton, DL6 2NP



- TRADE COUNTER
- INDUSTRIAL
- ROADSIDE / DRIVE-THRU
- SHOWROOMS
- OFFICES

Location / Planning

Location

Northallerton is the affluent County Town of North Yorkshire, being the administrative base for both North Yorkshire County Council and Hambleton Council.

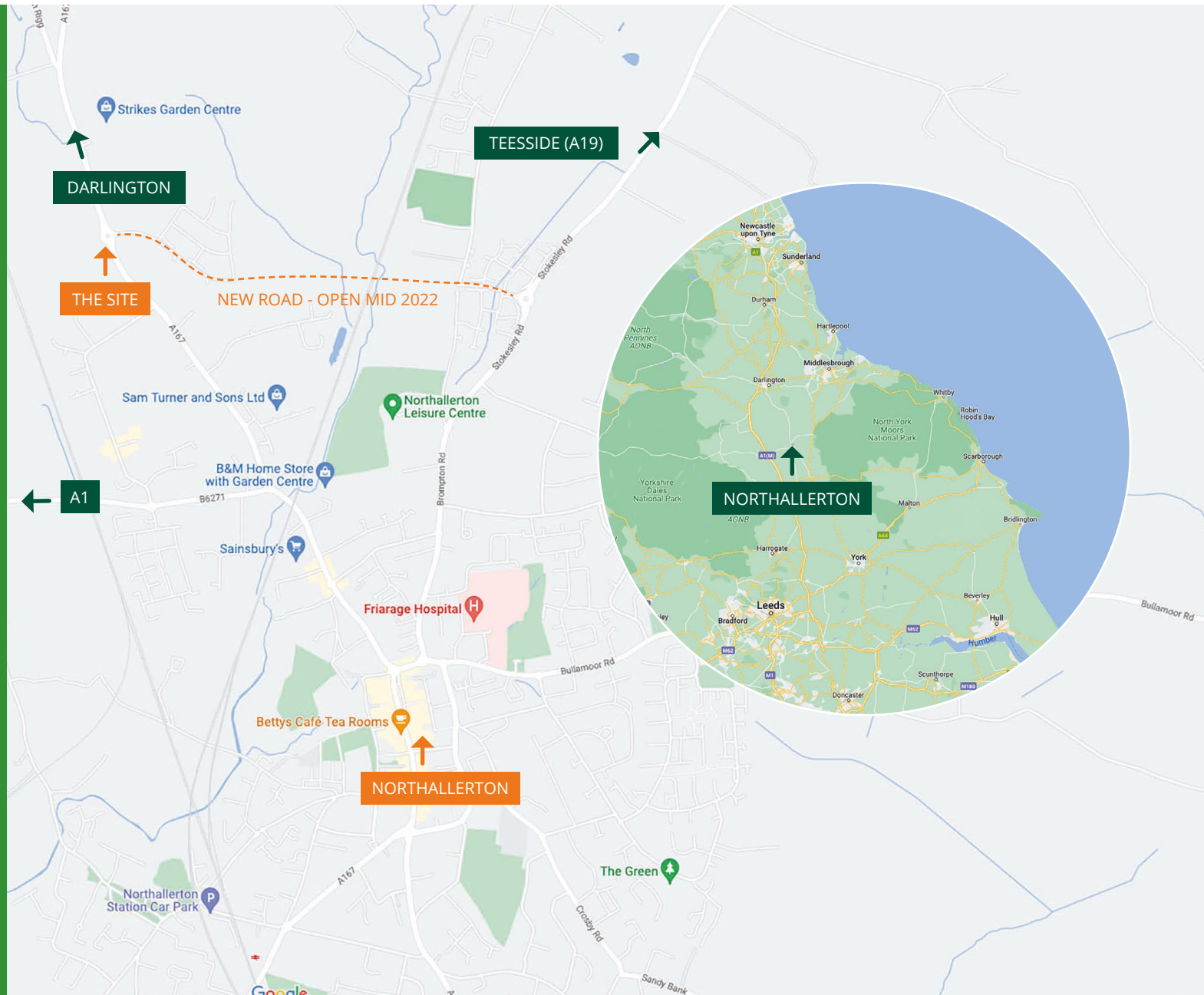
The Town lies approximately 17 miles southwest of Middlesbrough and Teesport Dock (Freeport). Harrogate and Leeds lie 23 miles and 38 miles south respectively.

North Riding Business Park has excellent road links, with the A1(M) 6 miles to the west, A19 5 miles to the east and benefits from the new A167 – A684 link road opening Mid 2022.

Nearby occupiers include Howdens Joinery, BT Fleet, Toyota, Wickes and Toolstation.

Planning

The site has resolution to grant for a hybrid planning permission, subject to conclusion of Section 106, for 21,000 sq ft of trade counter space, 3,777 sq ft drive-thru plus associated landscaping and parking (full planning permission), and outline planning permission for a Petrol Filling Station with 5,000 sq ft of retail space, drive-thru of 1,800 sq ft, offices up to 15,000 sq ft and 190,000 sq ft of industrial.



Description / Accommodation

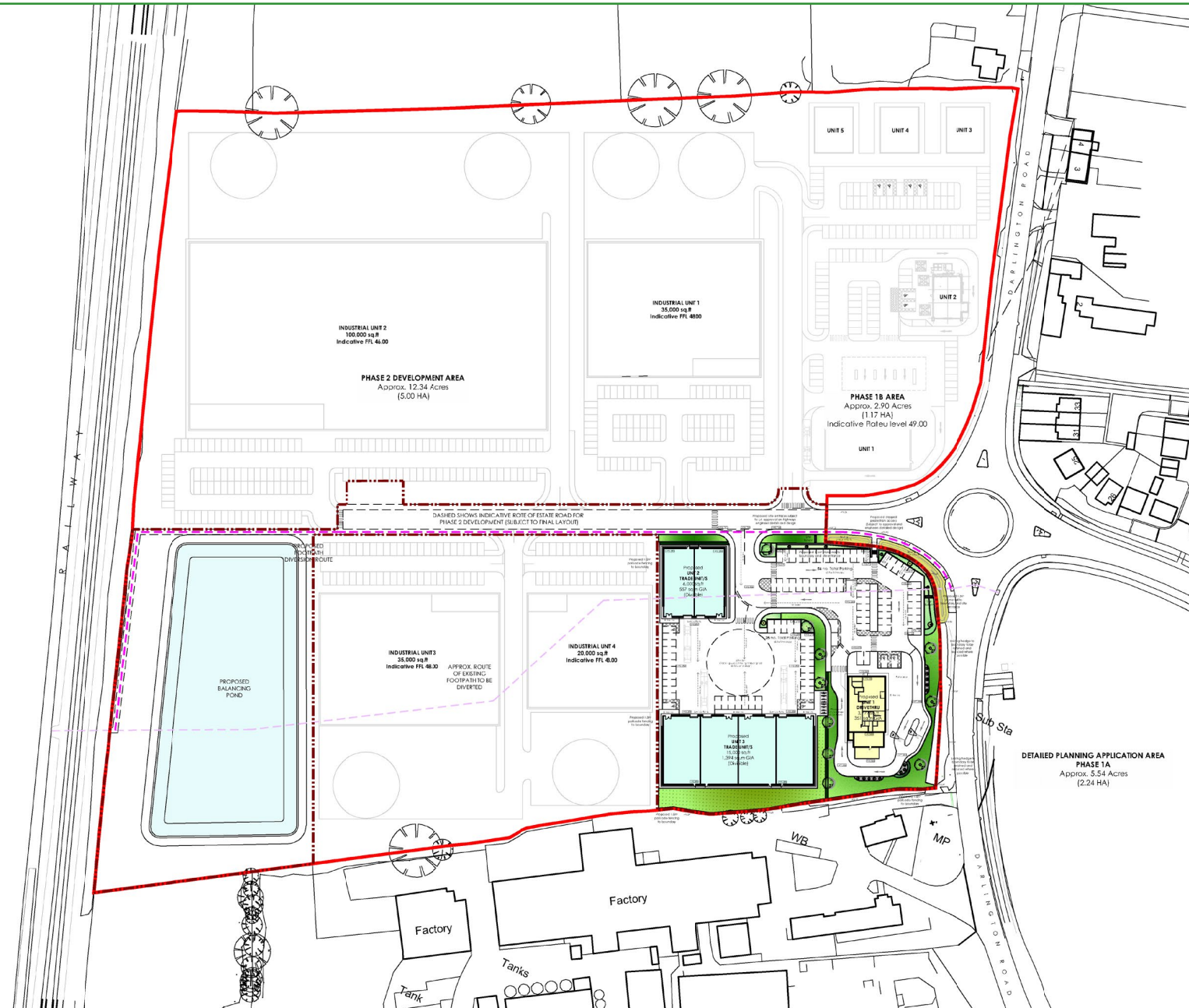
North Riding Business Park comprises 20.78 acres to the west of A167 Darlington Road.

Phase 1 comprises approximately 5.54 acres and offers the opportunity for roadside restaurant use plus trade park.

Phase 2 to the north and west of phase 1 comprises approximately 15.24 acres for further roadside use including Petrol Filling Station and B1, B2, and B8 employment use i.e., offices, light industrial, and warehousing.

Specification

- 6-12 metre eaves for warehouse and light industrial
- Flexible office content
- Loading doors to suit
- Full or partial mezzanine coverage
- 3 phase power
- Final fitout and specification to be agreed pending individual requirements.



The Delivery Team

The Developer

Beckwith Knowle
Developments Ltd.
Elmwood House
York Road, Kirk Hammerton
York, YO26 8DH

Architect

The Harris Partnership
Architects
2 St Johns North,
Wakefield, WF1 3QA

Structural Engineer

JPG Ltd.
5 John Charles Way
Leeds, LS12 6QA

Planning Consultant

Carter Jonas
9 Bond Court,
Leeds LS1 2JZ

Highways Consultant

Fore Consulting Ltd.
2 Queen Street
Leeds, LS1 2TW

Landscape Architect

Re-form Landscape
Architecture
Tower Works, Globe Road
Leeds, LS11 5QG

Further Information

Additional information on unit sizes, prices and rents, timescales for delivery and building specification is available from the retained agents:



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