

Ready for Occupation
AVAILABLE NOW



marrtree

To Let

Marrtree Business Park

Stirling Road **York** YO30 4TU

New Build
Industrial / Warehouse / Trade Counter Units
from 4,027 - 26,476 sq ft (374 - 2,460 sq m)

www.marrtree.co.uk

Description

The scheme comprises a terrace development of business units finished to the highest specification.

The scheme provides flexible space from 374 sq m (4,027 sq ft) up to a total of 2,460 sq m (26,476 sq ft) if combined.



Specification

The units will provide the following features within the specification:-



6m eaves height to haunch



Electrically operated sectional overhead door



Ample car parking provision



EV charging points



Excellent yard & turning circle



Office & reception



WC facilities



Landscaped surrounds



Solar PV - 4 KW per unit



marrtree

Accommodation

Unit	sq ft	sq m	cps
1	8,058	749	10
2	4,027	374	7
3	4,027	374	7
4	4,027	374	7
5	6,337	589	10
Total	26,476	2,460	41

Terms / EPC

The units are available individually or in combinations with Full Repairing and Insuring leases for a term of years to be agreed.

The units have been assessed to have an:-



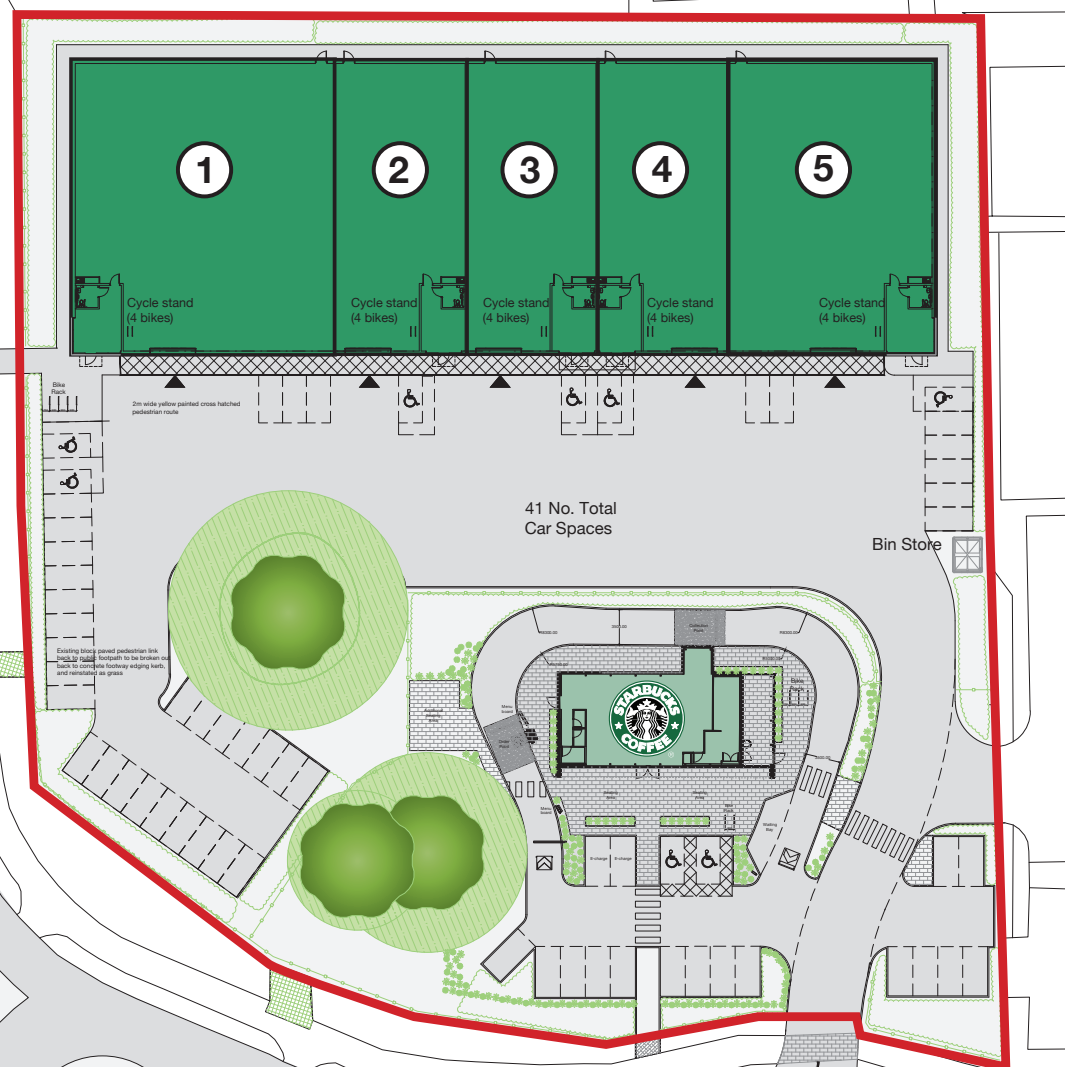
EPC Rating
A(17)



BREEAM
'Very Good'

A1237

Stirling Road



Stirling Road



Location

Martree Business Park is located on the popular Clifton Moor Industrial Estate and immediately adjacent to Clifton Moor Retail Park. The scheme occupies a corner plot on Stirling Road which has excellent visibility and great accessibility to the A1237 approximately 0.1 miles to the East which connects to the A64, while junction 47 of the A1(M) is approximately 12 miles to the West.

York City Centre is approximately 3.3 miles to the South, while Harrogate is 23 miles to the West and Leeds approximately 25.6 miles to the South West.

Occupiers in the vicinity include but are not limited to:



Further Information

Tom Cooley

M: 07385 94988

E: tom.cooley@cushwake.com

Simon Hill

M: 07736 480041

E: simon.hill@colliers.com

Tom Daly

M: 07717 714522

E: tom.daly@cushwake.com

Caroline Hardy

M: 07709 519249

E: caroline.hardy@colliers.com



marrtree

www.marrtree.co.uk



0113 233 7300
cushmanwakefield.co.uk



0113 200 1800
colliers.com/uk/industrial

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Colliers or Cushman & Wakefield in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Colliers or Cushman & Wakefield, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. March 2024.