

For Sale/To Let ESTABLISHED INDUSTRIAL/WAREHOUSE/ TRADE COUNTER ESTATE

Units from 3,000 sq. ft (279 sq. m) up to 100,000 sq. ft (9,290 sq. m)

BROADHELM

BUSINESS PARK, POCKLINGTON



York - 15 miles/30 minutes

Hull - 30 miles/50 minutes

Leeds - 40 miles/1 hour

SAT NAV: Y0421AE



DESCRIPTION

Broadhelm Business Park provides a new mixed use development totalling 22 acres and is strategically located between York and Hull. The development also benefits from main road prominence, with frontage onto the York to Hull Road (A1709).

Phase 1 of the development has already attracted a Shell Petrol Station comprising of Costa Coffee, KFC, Subway and NISA Today as concessions and a Starbucks Drive-Thru is directly adjacent.

Phase 2 of the development saw pre-lets to both Howdens and Home-Fit as well as the construction of Helmsley Court where 8 new starter units of 1,000 - 1,500 sq. ft (93 - 139 sq. m) were sold off-plan.

The next phase comprises Manor Court where 7 new industrial/warehouse/trade counter units will be constructed offering accommodation from 3,160 - 19,800 sq. ft (294 - 1,840 sq. m)

Further phases include a further 7 acres of development land which can accommodate warehouse/industrial premises of up to 100,000 sq. ft (9,290 sq. m) on a design and build basis.

ACCOMMODATION

MANOR COURT

Unit	Sq. Ft	Sq. M
1	4,000	372
2	3,160	294
3	3,160	294
4	3,160	294
5	3,160	294
6	3,160	294
7	4,500	418
TOTAL	24,300	2,260

DEVELOPMENT SITE

	Acres
Development Site - SOLD	1.5

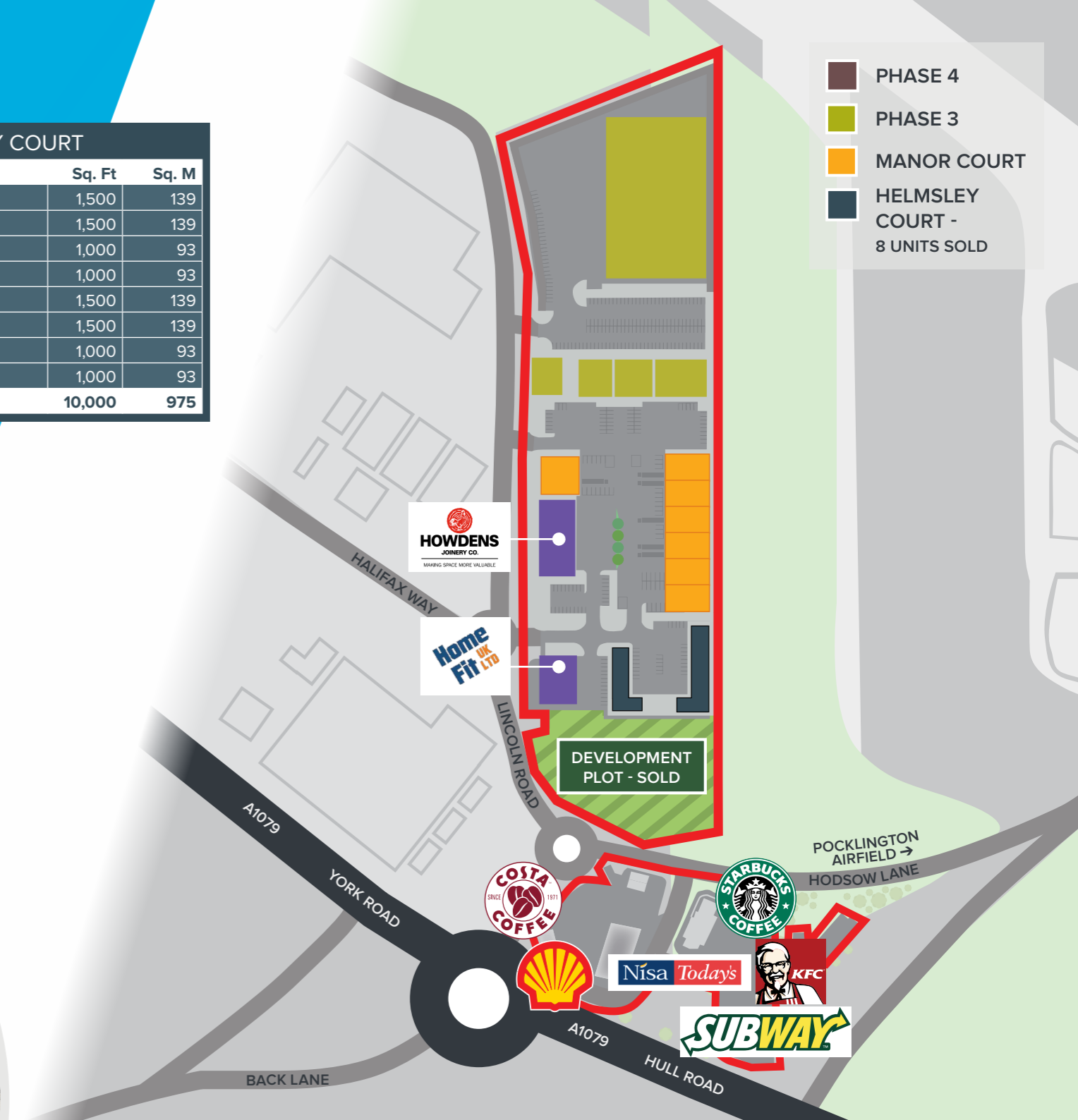
HELMSLEY COURT

Unit	Sq. Ft	Sq. M
1 - SOLD	1,500	139
2 - SOLD	1,500	139
3 - SOLD	1,000	93
4 - SOLD	1,000	93
5 - SOLD	1,500	139
6 - SOLD	1,500	139
7 - SOLD	1,000	93
8 - SOLD	1,000	93
TOTAL	10,000	975

**UNITS FROM:
1,000 - 100,000 SQ. FT
(93 - 9,290 SQ. M)**



- PHASE 4
- PHASE 3
- MANOR COURT
- HELMSLEY COURT - 8 UNITS SOLD



Located adjacent to the **A1079 Pocklington Services** roundabout and junction which has over **25,000 vehicles** movements per day.



Key occupiers in the Pocklington area include **Bond International, Phoenix Software, YARA, Power Health** and **Pocklington Services**.



Pocklington is strategically located between **York and Hull**.



Rural catchment of approx. **40,000**.

LOCATION

Broadhelm Business Park is strategically situated 1 mile south of Pocklington Town Centre adjacent to York Road (A1079) approximately 15 miles from York City Centre and 30 miles from Hull City Centre.

DRIVE TIMES

Destination	Distance (miles)	Time (minutes)
York	15	30
Driffield	17.6	31
Beverley	17.9	29
Selby	19.4	35
Hull	30	50

PLANNING

Broadhelm Business Park is allocated for employment uses including B1(b) research & development, B1(c) light industrial and B8 warehousing distribution.

For any further enquires please contact the East Riding of Yorkshire Planning Department on 01482 393 647.

TERMS

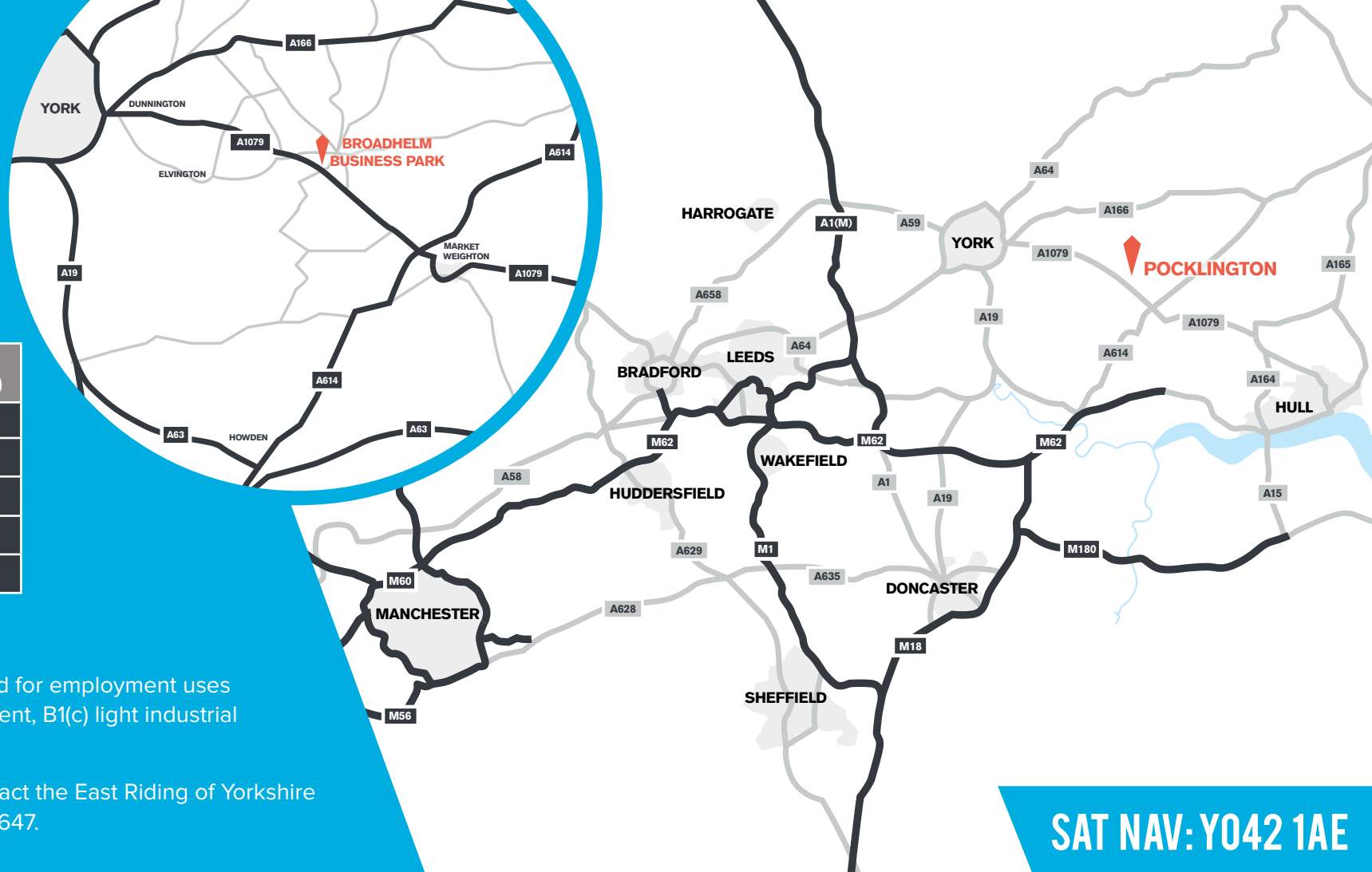
Accommodation is available on either a leasehold or freehold design basis. Further information including rents/prices are available upon application.

VIEWING/FURTHER INFORMATION

Please contact the appointed joint agents.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1991

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