

# Thirkill Park, Harrogate

**TO LET: 882 - 5,781 SQ FT  
MIXED USE OPPORTUNITY  
OFFICE / INDUSTRIAL / RETAIL**

Unit 9 - 24, Thirkill Park, Thirkill Drive, Pannal,  
Harrogate, HG3 1GQ

- Newly built mixed use properties next to Pannal Station
- High specification with mezzanine floors
- Cost efficient energy costs from the carbon-free renewable energy produced onsite
- Secure gated site
- Kitchen and WC / shower facilities

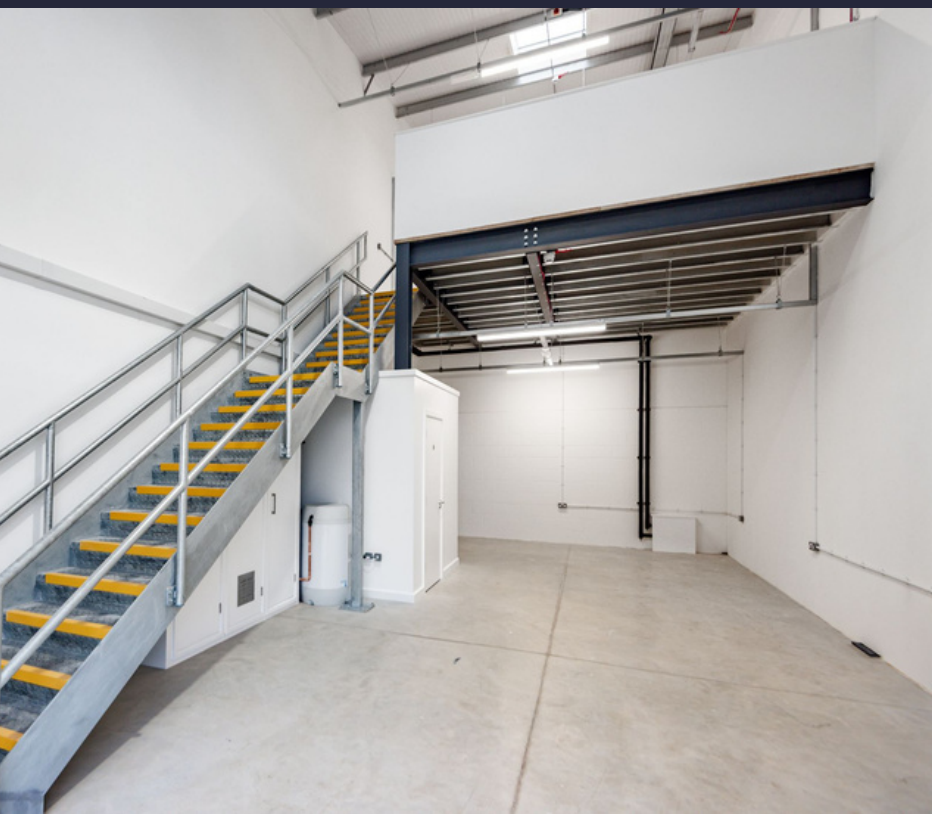


## DESCRIPTION

Thirkill Park is a mixed use development located next to Pannal Station.

The units are built using insulated brick walls with concrete floors with underfloor heating LED lighting and fire alarm system ready for a immediate occupation. The units come with a mezzanine floor, 40% of the floor area. All properties are fitted with double glazed roof lights, windows and doors which brings in the natural light and provide for a pleasant working environment.

Internally the space can be fitted as an office, workshop, retails space and more. All units come with fitted kitchenette, shower, and WC facilities.



## ACCOMMODATION

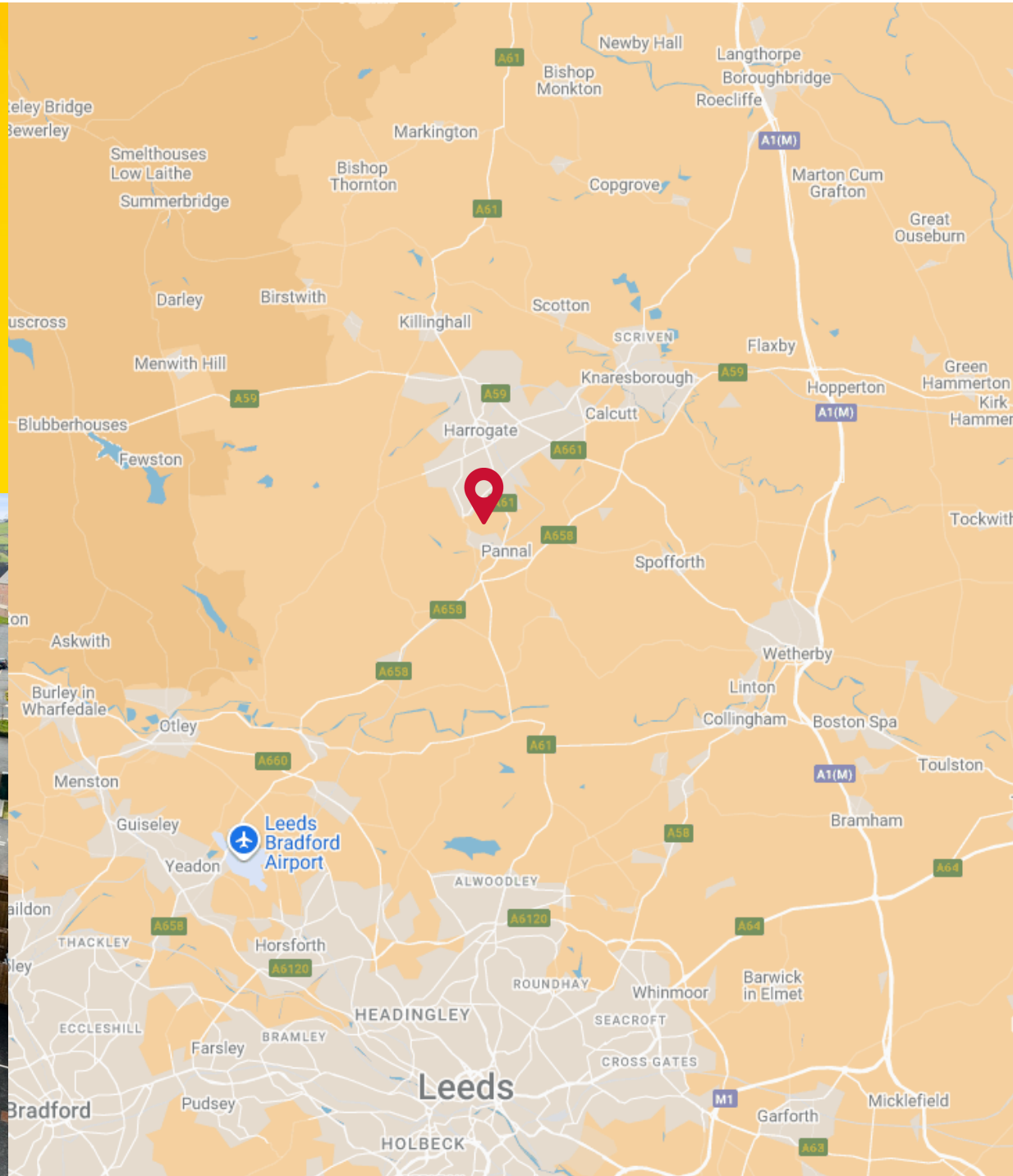
| UNIT           | GROUND FLOOR |       | MEZZANINE FLOOR |       | TOTAL |              |
|----------------|--------------|-------|-----------------|-------|-------|--------------|
|                | SQ M         | SQ FT | SQ M            | SQ FT | SQ M  | SQ FT        |
| <b>9</b>       | 58           | 624   | 24              | 258   | 82    | <b>883</b>   |
| <b>10 - 13</b> | 62           | 667   | 28              | 301   | 90    | <b>969</b>   |
| <b>14 -19</b>  | 60           | 646   | 26              | 280   | 86    | <b>926</b>   |
| <b>20 - 22</b> | 123          | 1,324 | 56              | 603   | 179   | <b>1,927</b> |
| <b>23 - 24</b> | 128          | 1,378 | 56              | 603   | 184   | <b>1,981</b> |

## LOCATION

9-24 Thirkill Park, is conveniently located south of Harrogate on the A61 trunk road to Leeds to the south and Ripon in the north.

Pannal Train Station is just a 1 minute walk away which has regular trains to Harrogate, Leeds and York. Regular No. 36 buses to and from Ripon, Harrogate and Leeds. Leeds Bradford Airport 20 minute drive away.

Co-op located next to the site and gym and other amenities operating on site.



## FLOOR PLAN



**Thirkill Park**

Pannal, HG3 1GQ



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## PRICE

Price on application

## TERMS

The units are available to rent by way of a Full Repairing and Insuring lease on terms to be agreed. Full details are available on request from the agents.

## RATES

We advise all interested parties to make their own enquiries of the local rating authority

## EPC

An EPC certificate is available upon request

## CONTACT

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