DALTON 49 THIRSK

NORTH YORKSHIRE JUNCTION 49 A1(M)

NEW 43-ACRE LOGISTICS AND MANUFACTURING PARK

Units available from
15,000 sq ft up to 500,000 sq ft

FOR SALE / TO LET

dalton49thirsk.co.uk

DALTON 49 THIRSK
NORTH YORKSHIRE
JUNCTION 49 A1(M)
49
A1(M)
A168
Topcliffe
Dalton Lane
Eldmire Lane
Cargill
ipn
Inspired Pet Nutrition
Dalton Industrial Estate
NTS
National Tube Stockholders
A19 / Thirsk
CST
CLEVELAND STEEL & TUBES LTD
Severfield
avara foods
l'Anson
Quality Feeds
To Dalton

Boundaries are indicative and for identification purposes only

INDICATIVE MASTERPLAN
15,000 – 500,000 SQ FT

Specification Designed For Modern Business

The scheme will incorporate institutionally designed warehouse and industrial space. Bespoke units built to individual occupiers specific requirements can also be accommodated on site.

Indicative Specification

- Steel portal frame construction built to 'shell' finish
- Yard depths 35m - 45m
- Haunch heights from 8m - 15m
- Mix of ground level and dock loading doors
- Self contained secure and perimeter fenced plots
- High quality office space
- Concrete service yards and tarmac car parking areas

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Computer Generated Image of 75,000 sq ft Unit

DEMOGRAPHICS

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Gross Annual Salary Comparison

Drivetime Of The Working Population

60 Minute Drivetime And Working In Manufacturing

130,225

Vocationally skilled workforce

65% of the working age population with Level 2 or above (60 minute drivetime)

POST CODE

YO7 3HE

IN ASSOCIATION WITH

HAMBLETON DISTRICT COUNCIL

HAMBLETON A place to grow

York & North Yorkshire LOCAL ENTERPRISE PARTNERSHIP

A JOINT DEVELOPMENT BY

ROUGEMONT

OPUS NORTH

DALTON 49 THIRSK
NORTH YORKSHIRE JUNCTION 49 A1(M)

ESTABLISHED LOCATION

The location is a proven home for manufacturing and distribution with nearby occupiers including Cleveland Steel & Tubes (CTS), Inspired Pet Nutrition (IPN), National Tube Stockholders (NTS), Severfield PLC, GRIEFF, Cargill, Wetherby Group and l'Anson.

The A1(M) is located 4 miles away providing north/south access. The North East, Tyneside and Teeside are easily located via the adjacent A19. Nearby towns include Thirsk (5 miles), Ripon (8 miles), Harrogate (10 miles), York (24 miles) and Leeds (34 miles).

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TERMS

Units are available on both freehold and leasehold terms. For further information, please contact the joint agents.

VAT

Figures are quoted exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs incurred.

GRANTS

For further information, please contact Julie Hutton at Hambleton District Council: julie.hutton@hambleton.gov.uk

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