



PLOT B

MARSTON

BUSINESS PARK

TOCKWITH • YORK • YO26 7QF

NEW INDUSTRIAL/
WAREHOUSE UNITS

**3,000 SQ FT -
16,500 SQ FT**
(278.7 - 1,533 SQ M)

AVAILABLE Q2 2023

MARSTON
BUSINESS PARK

OVERVIEW

Marston Business Park is one of the largest industrial estates in North Yorkshire comprising circa 190,000 sq ft of industrial and warehouse accommodation on a site of circa 54 acres.

Notable occupiers on the estate include Stage One Creative, Biffa, Leading Solvent Supplies, Jupiter Blue and AJ Marshall Steels.

PLOT B

ACCOMMODATION

Unit B1	371.6 sq m	4,000 sq ft
Unit B2	278.7 sq m	3,000 sq ft
Unit B3	325.2 sq m	3,500 sq ft
Unit B4	371.6 sq m	4,000 sq ft
Unit B5	557.4 sq m	6,000 sq ft
Total	1,532.9 sq m	16,500 sq ft

SPECIFICATION

Will provide a new development of 5 high specification warehouse / industrial units, which will benefit from the following specification:



Eaves height of
7 metres



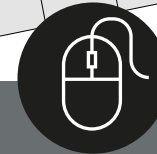
Large shared yard /
loading forecourt



Multiple electric
ground level doors



Onsite security



High quality
ancillary offices

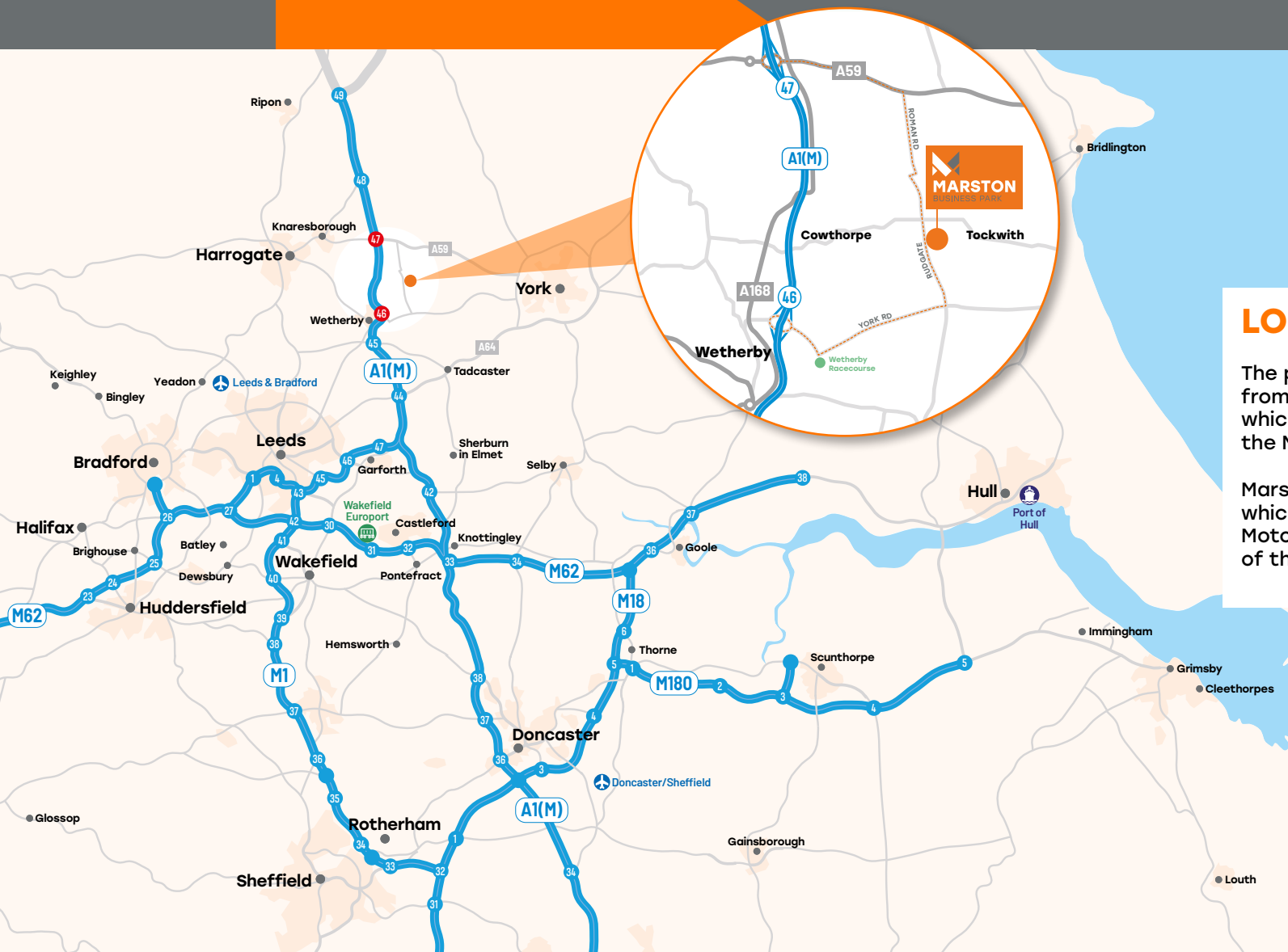


Generous car parking
provisions

LOCATION

The park is strategically located and benefits from superb access to the A1(M) Motorway, which allows occupiers to easily access both the North and West Yorkshire regions.

Marston Business Park is accessed off Rudgate, which leads directly to Junction 46 of the A1(M) Motorway via York Road (B1224) and Junction 47 of the A1(M) Motorway via New Road (A59).



CONTACT

Paul Mack
07921 933 636
paul.mack@gentvisick.com

Jonathan Jacob
07809 526 118
jonathan.jacob@gentvisick.com

VAT

All figures quoted subject to VAT at the prevailing rate where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

EPC

Available upon completion.

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