



PLOT C **MARSTON** BUSINESS PARK

TOCKWITH • YORK • YO26 7QF

TO LET

**NEW INDUSTRIAL/
WAREHOUSE UNITS**

**12,225 SQ FT -
51,665 SQ FT**
(1,136 - 4,800 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 C

ACCOMMODATION

Areas including offices:

Unit C1	2,014.6 sq m	21,685 sq ft
Unit C2	1,649.5 sq m	17,755 sq ft
Unit C3	1,135.7 sq m	12,225 sq ft
Total	4,799.8 sq m	51,665 sq ft

SPECIFICATION

Will provide a new development of 3 high specification warehouse / industrial units, which will benefit from the following specification:



Eaves heights
of 10m



Large secure
yard areas



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

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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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