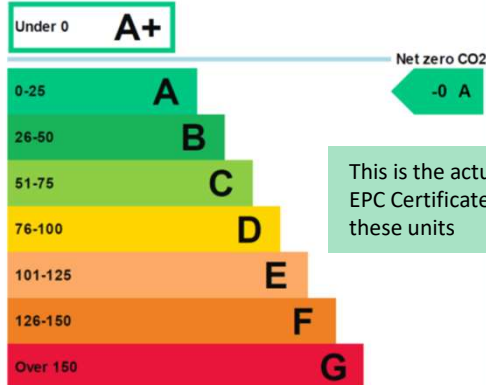


GO GREEN

AT THIRKILL PARK, PANNAL,
HARROGATE
HG3 1GQ

- ▶ 18 EXCEPTIONALLY SUSTAINABLE INDUSTRIAL BUSINESS UNITS
- ▶ BUILT TO CARBON NET ZERO SPECIFICATION
- ▶ IN AN UNRIVALLED LOCATION ADJACENT TO A61 AND PANNAL RAIL HALT
- ▶ Units from 1,884 sq.ft. – 11,604 sq.ft. (175 m² – 1,178m²)



This is the actual EPC Certificate for these units

The park offers a rare combination of easy access, a high specification, which meets the criteria for net carbon zero space, fully fitted with air-source underfloor heating, full LED lighting excellent natural daylighting, fire protection system, solar photovoltaic roof panels, superior roof, wall and floor insulation, with 2 electric vehicle chargers and an extensive 40% mezzanine floor.

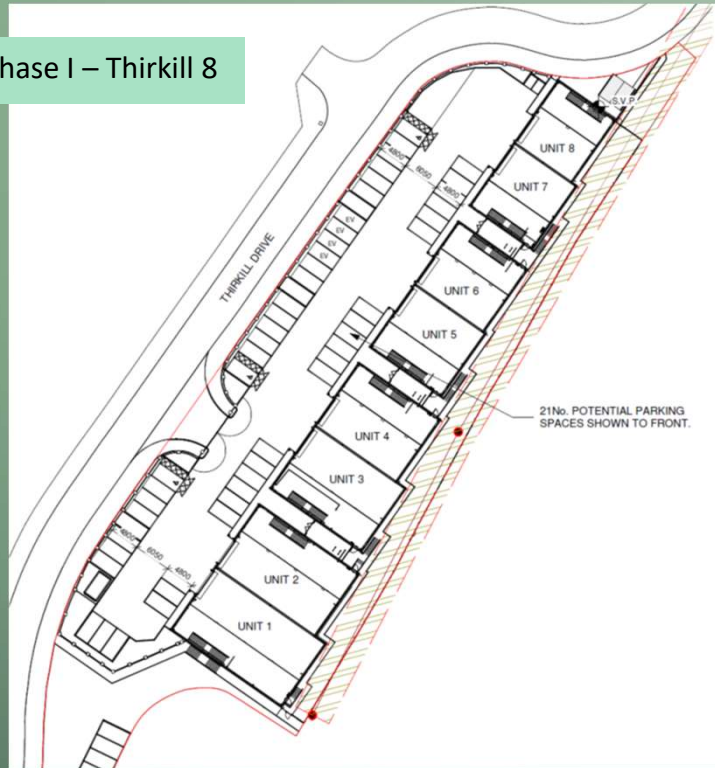


A net carbon zero building is a highly energy efficient building that produces on-site enough carbon-free renewable energy to meet the buildings operational annual energy consumption. The better the EPC rating, the lower the carbon emissions will be.

Thirkill Park will offer the first speculative development of net carbon zero industrial and business units in the beautiful spa town of Harrogate

The green surroundings and community feel, offer an inspiring working environment for today's business. Offering the pleasure of working in well-designed and efficient buildings is matched by the ease of access by road or rail.

Phase I – Thirkill 8



UNITS 1 - 8, THIRKILL PARK, THIRKILL DRIVE, PANNAL, HARROGATE G3 1GQ

	Grd Floor (m ²)	Grd Floor sq.ft	Mezz Floor (m ²)	Total floor area (m2)	Total floor area sq.ft.	Rent per annum	Car Spaces
Unit 1	253	2723	97	350	3,767	LET	9
Unit 2	231	2486	87	318	3,423	£51,345	8
Unit 3	208	2239	78	286	3,079	£46,178	7
Unit 4	187	2013	69	256	2,756	LET	6
Unit 5	165	1776	60	225	2,422	£36,329	6
Unit 6	157	1690	57	214	2,303	under offer	5
Unit 7	141	1518	50	191	2,056	LET	5
Unit 8	130	1399	45	175	1,884	LET	4
Total	1,472	15,845	543	2,015	21,689		51

Thirkill Park Specification

Steel portal frame, with insulated brick and block external walls with feature curtain wall system

Insulated concrete floor with underfloor heating with air source heat pump for heating and hot water

Composite Kingspan roof with 150mm insulated core

Roof mounted photovoltaic panels with inverters and link to distribution board

Full LED lighting throughout with emergency lighting within the unit. External lighting to parking cycle & bin stores

Insulated plastisol coated up and over loading doors with door seals

Incoming services, main water and drainage, 60 KWh electrical supply, fibre to the property (FTTP) service ducts

Full fire protection systems including, combined heat and smoke detectors, call points, electronic sounders

Steel framed mezzanine of 40% floor area cover with galvanised steel staircase,

Two toilets, including one accessible. A separate production capped drainage point in production area.

Phase 2- Thirkill 15



UNITS 9 - 24 THIRKILL PARK, THIRKILL DRIVE, PANNAL, HARROGATE HG3 1GQ

BUILDING 1	Grd fl M²	Grd fl sq.ft	Mezz M²	Mezz sq.ft	Total M²	Total sq.ft.
Unit 9	58	624	24	258	82	883
Unit 10	62	667	28	301	90	969
Unit 11	62	667	28	301	90	969
Unit 12	62	667	28	301	90	969
Unit 13	62	667	28	301	90	969
Unit 14	60	646	26	280	86	926
Unit 15	60	646	26	280	86	926
Unit 16	60	646	26	280	86	926
Unit 17	60	646	26	280	86	926
Unit 18	60	646	26	280	86	926
Unit 19	60	646	26	280	86	926
Unit 21	123	1,324	56	603	179	1,927
Unit 22	123	1,324	56	603	179	1,927
Unit 23	128	1,378	56	603	184	1,981
Unit 24	128	1,378	56	603	184	1,981
Total	1168	12,572	516	5,554	1,684	18,127

Visual of units 9 – 24 Thirkill Park
Due for completion December 2023.





At Thirkill Park, we are conveniently located for many major travel routes

- The A1/M1 gateway road to the North and South - 10 minutes drive*
- Pannal Rail halt adjacent to the site gives fast rail access to Harrogate, Leeds and York*
- Harrogate to London train links - 3 departures every hour*
- Buses from Harrogate town centre - every 15 minutes*
- Leeds Bradford International Airport - 30 minutes by car or via an hourly bus service.*

Another
development by



For terms, further information and
viewing
Contact Chris Robbins



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Email: info@robbinsassociates.net





Frontage and secure parking area, fully lit with electric gates



Solar panels generate electricity and powers heating



Anti-ram bollards and 2 electric chargers per unit



Under floor heating with air source heat pumps, intelligent LED lighting, mezzanine, shower and toilets