



THIS BUILDING IS INCREDIBLY EFFICIENT AND SUPER INSULATED

A net carbon zero building is a highly energy efficient building that produces enough carbon-free renewable energy on-site to meet the buildings operational annual energy consumption. The better the EPC rating, the lower the carbon emissions, the more efficient and the more comfortable the building will be. Unit 3 is an EPC zero rated A+ building.

This is what Nick Walters, MD of Robotas Ltd, has to say about his unit No 4

"In the first 12 months of moving in, we used 7,382 kWh of electricity – however, we generated 19,080 kWh of energy!

In money terms, this means that in the first 12 months, we paid EON £3,238 for our Electricity usage. However, they have paid us £3,148 for the amount of electricity that we have exported back to the grid.

Therefore, we have paid £90 for a full year of electricity usage, which includes all of our power requirements, lighting, heating and hot water.



UNIT 3 THIRKILL PARK HG3 1GQ

INVEST IN YOUR FUTURE

3,079 SQ.FT. 286M²

▶ OUR VISION

Driven by our vision, we, at Hornbeam Park, are committed to fostering long-term relationships with our tenants, built on trust, transparency, and integrity.



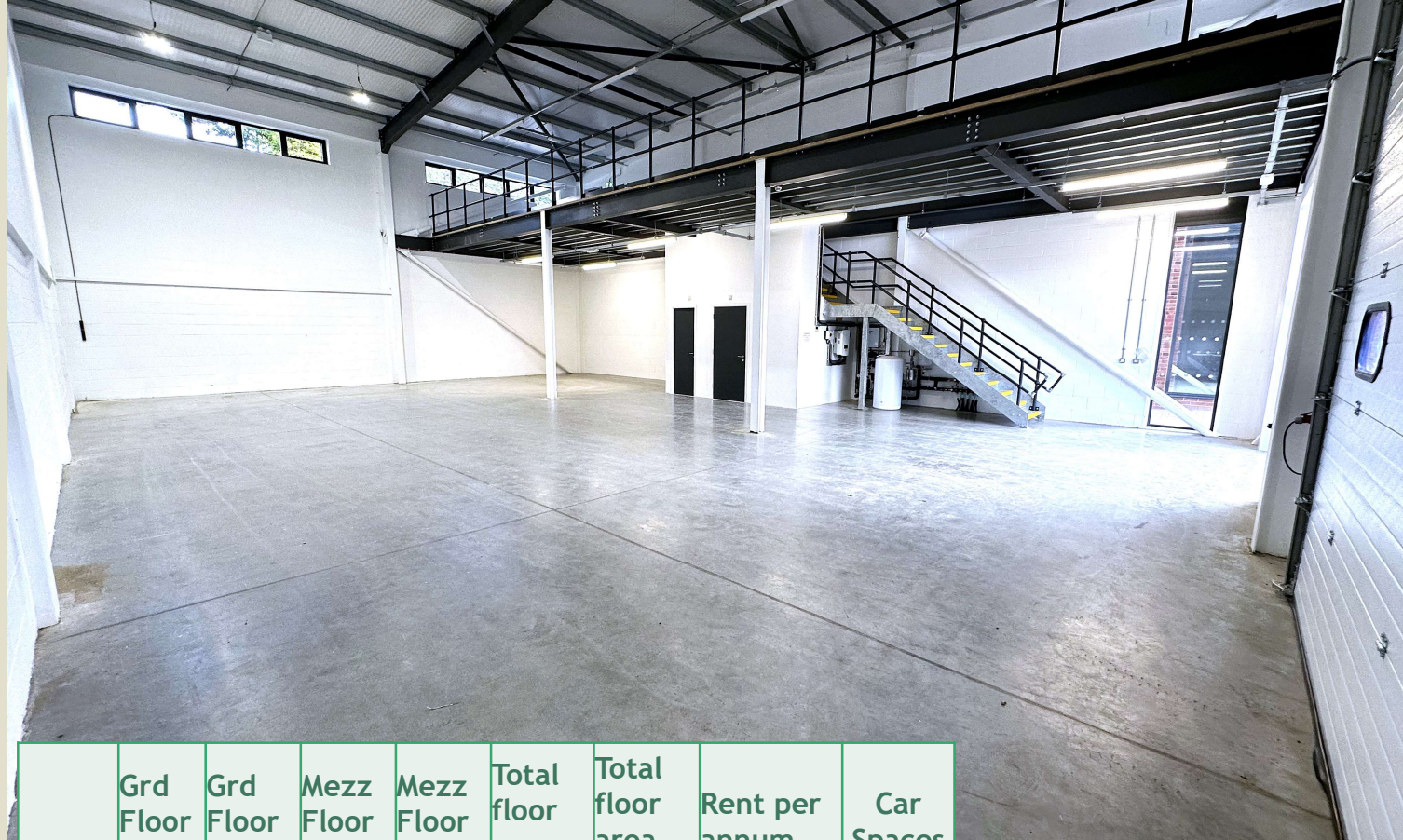
▶ THIRKILL PARK

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

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.





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,

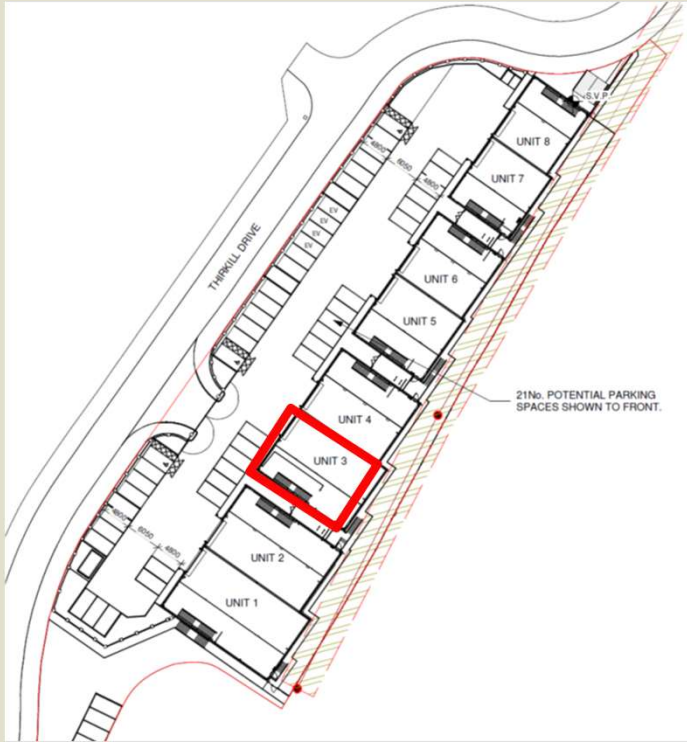
Two toilets, including one accessible. A separate production capped drainage point in production area.

	Grd Floor (m ²)	Grd Floor sq.ft	Mezz Floor (m ²)	Mezz Floor (sq.ft)	Total floor area (m ²)	Total floor area sq.ft.	Rent per annum	Car Spaces
Unit 3	208	2,239	78	840	286	3,079	POA	7

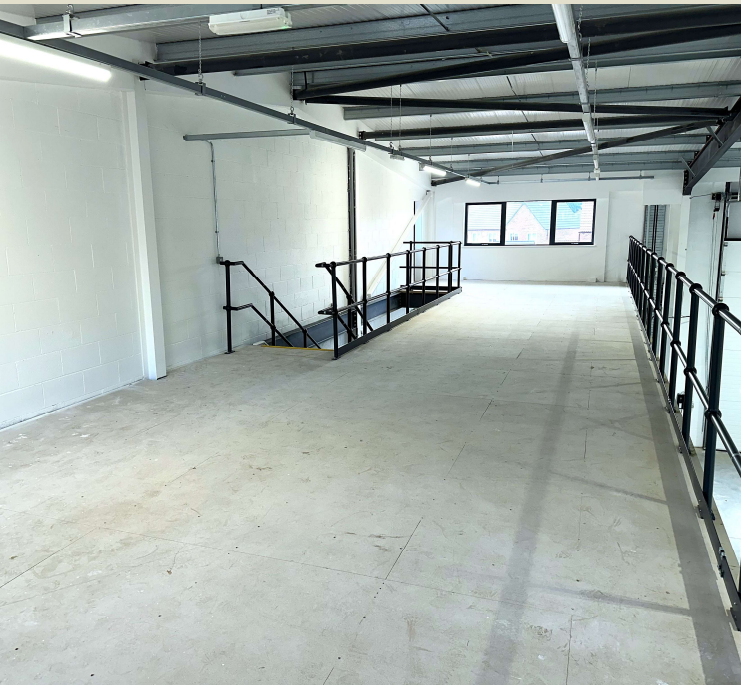
INVEST IN YOUR FUTURE
AT

**UNIT 3 THIRKILL
PARK HG3 1GQ**

Thirkill Park Phase 1



Our Location



For terms, further information and viewing
Contact Chris Robbins



Chartered Surveyors
Commercial Property Consultants

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