

No 9 -24 THIRKILL PARK, HARROGATE HG3 1GQ

Exceptional business units available
on flexible lease terms.

883 sq.ft (82 m²) to 1,981 sq.ft. (184 m²)

16 LOW CARBON BUSINESS UNITS

Low Carbon building is defined as:

“A highly energy efficient building that produces on-site,
enough carbon-free renewable energy to meet the majority
of the building’s operational energy consumption
annually”.

Thirkill Park uses photovoltaic solar panels

Quote from Nick Walters of Robotas Ltd (No 4 Thirkill Park) “In the first 12 months of moving in, we used 7,382 kWh of electricity – however, we generated 19,080 kWh of energy! So we paid £90 for a full year of electricity usage, which includes our power requirements, lighting, heating and hot water.

Location and Communications



9-24 Thirkill Park, is conveniently located south of Harrogate on the A61 trunk road to Leeds to the south and Ripon in the north and for many major travel routes



The A1/M1 gateway road to the North and South - 10 minutes drive via the Harrogate By-pass A658.



Pannal Rail halt is adjacent to the site gives fast rail access to Harrogate, Leeds and York.



Harrogate to London train links - every hour and more frequently from York and Leeds.



No 36 Buses to and from Ripon, Harrogate town centre and to Leeds - every 15 minutes



Leeds Bradford International Airport - 20 minutes by car or via an hourly bus service.

SATNAV: HG3 1GQ

What3Words: [///hangs.wedge.dockers](https://www.what3words.com/#!/en/@@@hangs.wedge.dockers)

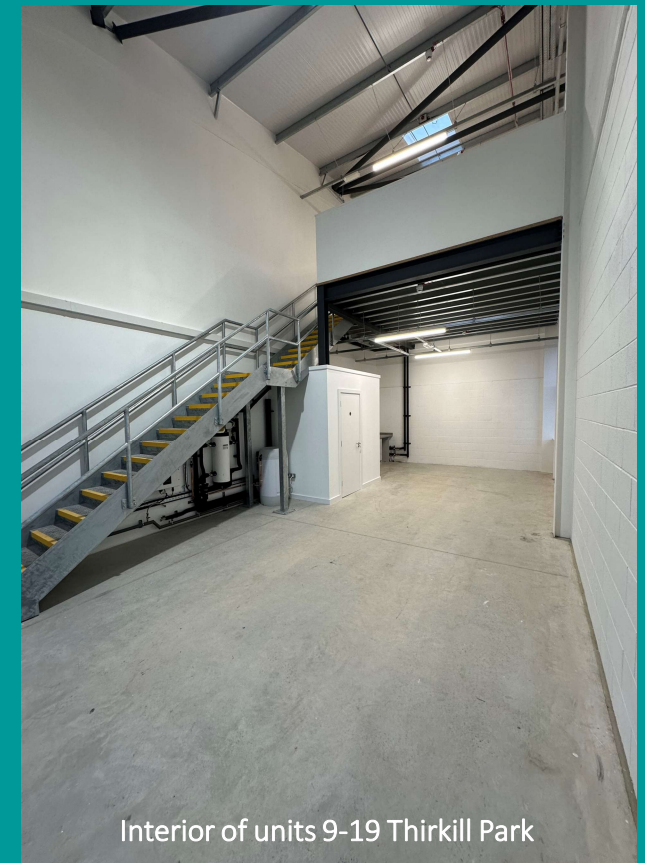
No 9-24 Thirkill Park, Site Layout



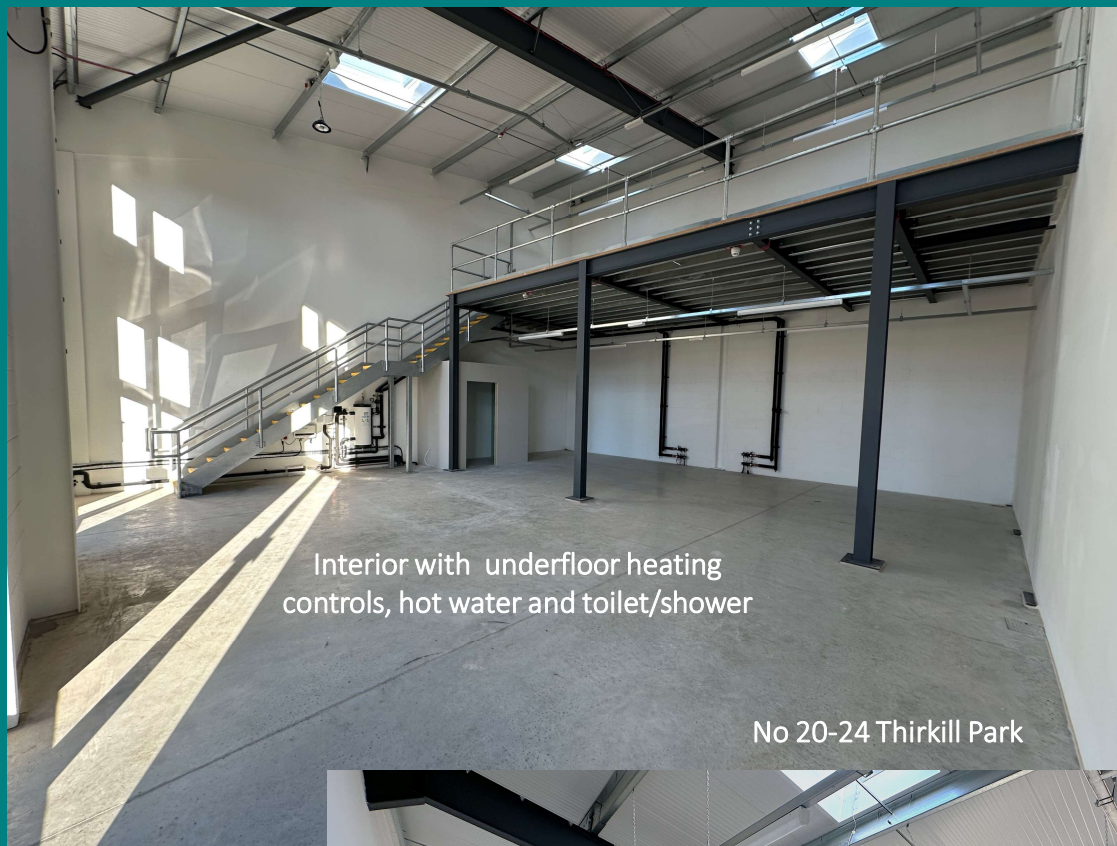
No 20-22 & 23-24 Thirkill Park



Mezzanine at No 9-19 Thirkill Park



Interior of units 9-19 Thirkill Park



Interior with underfloor heating controls, hot water and toilet/shower

No 20-24 Thirkill Park



Excellent daylight with natural ventilation via opening rooflights

Mezzanine no 20-24 Thirkill Park

Constructed to the Highest Specification

Kingspan 150mm insulated core roof sheeting

Low maintenance insulated brick walls with painted internal block walls

Opening double glazed roof lights to provide natural ventilation

Photovoltaic (PV) installations at roof level to provide energy/CO2 savings and to enable the building to achieve a Net Zero rating for a typical building Tenant EPC A-0 rating.

Powder coated proprietary double glazed curtain wall and Entrance Doors

Packaged air source heat pump system to provide heating and hot water to each unit via:-

Underfloor heating with separate control zones with independent user requirements.

Complete LED lighting with intelligent high bay LED fittings.

Fire Alarm System and emergency lighting

New Fibre To The Property (FTTP) communication services.

Ducts for incoming services.

Internal galvanised mild steel staircase to the mezzanine

Mezzanine equivalent to 40% of floor area

Armitage Shanks accessible WC and shower

Fitted kitchenette

74 on site car spaces sustainable grasscrete parking

Covered cycle shelter

Easy access to Pannal Rail halt

Unit floor areas, rents and est. rates payable.

No 9 - 24 THIRKILL PARK, THIRKILL DRIVE, PANNAL, HARROGATE HG3 1GQ

UNIT NO	Grd fl M ²	Grd fl sq.ft.	Mezz M ²	Mezz sq.ft.	Total M ²	Total sq.ft.	Rent pax	Serv.ch & insurance
Unit 9	58	624	24	258	82	883	£10,800	£2,207
Units 10-13	62	667	28	301	90	969	£11,850	£2,422
Units 14 -19	60	646	26	280	86	926	£11,325	£2,314
Units 20-22	123	1,324	56	603	179	1,927	£23,120	£4,817
Units 23 -24	128	1,378	56	603	184	1,981	£23,770	£4,951

N.B. Landlord to provide services to exterior, estate, heating, lighting and solar panels. Tenant responsible for interior decoration.

Terms

Units will be let on partially inclusive terms to include both the rent, buildings insurance & the service charge, on a simple short form lease for a maximum of 3 years.

The lease will be subject to VAT and tenants will be liable for business rates.

Constructed to be Highly Sustainable

Email

info@robbinsassociates.net

or Call us

for more information or to
arrange a viewing

01423-505501 or
07595-279096

Chris Robbins



No 20-24 interior from the mezzanine

Another development by



A Testimonial of
Thirkill Park by
Nick Walters of Robotas Ltd
(No 4 Thirkill Park HG31GQ)

Electricity:

"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, we paid EON **£ 3,238** for our Electricity usage. However, they have paid us **£ 3,148** for the electricity exported back to the grid, so we paid £90 for a full year of electricity usage, which includes our power requirements, lighting, heating and hot water.

Other facts that are great here at Thirkill:

Great location:

Out of all of the town traffic – easier to commute to for our staff that drive in from South of Harrogate.
Pannal Train Station is only a 2 minute's walk. (Lots of our staff catch the train in from Leeds, so this works really well).
Post office is 1 min walk away. Great for shipping goods.
Local shops are good – Co-Op and Local Farm Shop. Car Garage for MOTs.
Excellent build quality. Super insulated and warm.
Nice quiet site, with nice views from the mezzanine".

Technology Features

- 40% mezzanine & LED lighting throughout
- Electric car charger
- Auto opening rooflights for natural ventilation
- Solar panels serving air source heat pumps & underfloor heating
- Cycle shelter and grasscrete parking areas

