

DALTON **49** THIRSK

NORTH YORKSHIRE JUNCTION 49 A1(M)

NEW 37-ACRE LOGISTICS AND MANUFACTURING PARK

Units available from
15,000 up to 400,000 sq ft
(1,394 - 37,161 sq m)

FOR SALE / TO LET



dalton49thirsk.co.uk

DALTON 49 THIRSK

NORTH YORKSHIRE JUNCTION 49 A1(M)

49

A1(M)

A168

Dalton Lane

Eldmire Lane

A19 / Thirsk



Dalton Industrial Estate





Boundaries are indicative and for identification purposes only

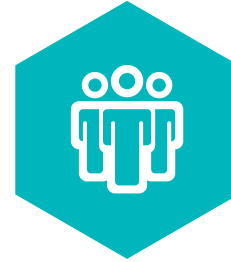
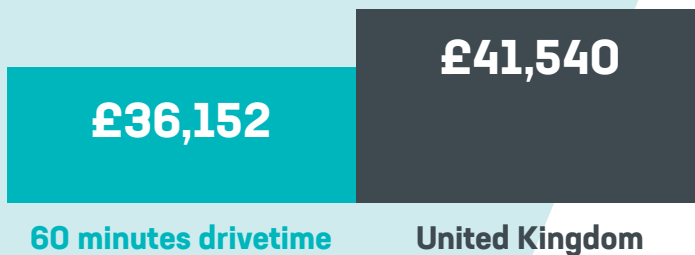
- Steel portal frame construction built to 'shell' finish
- Yard depths 35m - 45m
- Haunch heights from 8m - 15m
- Mix of ground level and dock loading doors
- Self contained secure and perimeter fenced plots
- High quality office space
- Concrete service yards and tarmac car parking areas



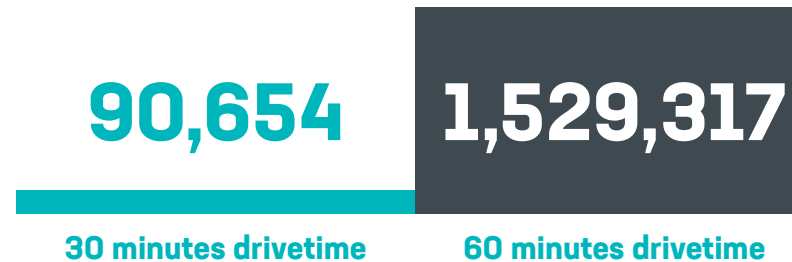
DEMOGRAPHICS



Gross Annual Salary Comparison



Drivetime Of The Working Population



60 Minute Drivetime And Working In Manufacturing

130,225



Vocationally skilled workforce

65% of the working age population with Level 2 or above
(60 minute drivetime)



POST CODE
YO7 3HE

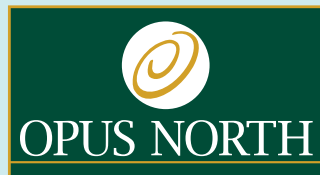
IN ASSOCIATION WITH

HAMBLETON
DISTRICT COUNCIL



A JOINT DEVELOPMENT BY

ROUGEMONT



DALTON 49 THIRSK
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ESTABLISHED LOCATION

The location is a proven home for manufacturing and distribution with nearby occupiers including Cleveland Steel & Tubes (CTS), Inspired Pet Nutrition (IPN), National Tube Stockholders (NTS), Severfield PLC, GRIEFF, Cargill, Wetherby Group and l'Anson.

The A1(M) is located 4 miles away providing north/south access. The North East, Tyneside and Teeside are easily located via the adjacent A19. Nearby towns include Thirsk (5 miles), Ripon (8 miles), Harrogate (10 miles), York (24 miles) and Leeds (34 miles).

dalton49thirsk.co.uk

TERMS

Units are available on both freehold and leasehold terms. For further information, please contact the joint agents.

VAT

Figures are quoted exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs incurred.

GRANTS

For further information, please contact Julie Hutton at Hambleton District Council: julie.hutton@hambleton.gov.uk

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