

Broughton Hall Business Park





Live

Work

Play

Welcome to Broughton Hall Business Park

Situated in some of the most stunning countryside on the outskirts of Skipton in Yorkshire, our award winning Business Park is set within 3,000 acres of secure and extensive landscaped grounds.

We offer a wide variety of offices, workshops, hospitality and homes ranging from 100 to 25,000 square feet.

The Estate's 900 year history and their heritage buildings have been sympathetically and beautifully restored and are now home to more than 50 companies and 60 homes.

A total of over 700 people 'Live Work and Play' at Broughton.

The most recent development within the Estate is Avalon, which is a wellbeing centre.

Creating a surprising and peaceful backdrop to your everyday business life, our aim at The Broughton Hall Business Park is to offer the very best for your business combined with the very best for you.

The Broughton Hall Business Park – a beautiful place for both business and pleasure.

www.broughtonhall.co.uk



A unique working environment

Since the early 1980s, the Broughton Hall Estate buildings have been restored to provide over 50 businesses, employing more than 700 people, a unique working environment.

The Estate has a thriving business and social community and is further enhanced by the number of services available on site.



Offices

- High specification, design led
- Variety of office sizes, locations and styles
- Competitive rents
- Leases and terms adapted to suit individual requirements
- Opportunity to relocate or expand within the Business Park
- A variety of on site services

Residential

- Houses to let

Communications

- Access to BICS, the Broughton Internet Connectivity Service
- Ducted premises for cabling, telephony, IT networks and optical fibre links
- In-house support/maintenance team with rapid response
- CCTV system
- Postal and courier services

Access

- Unlimited free parking
- 24 hour, 7 days a week access
- Helicopter landing site
- Convenient location
- Close proximity to key rail routes

Team

- On site Estate Management Team acting as 'Office Hoteliers'
- Maintenance undertaken by an in-house team with rapid response
- Adaptable attitude together with a constant quest for improvement

Landscapes

- Picturesque gardens and parklands
- Managed woodland walks and streams

History

- Being part of the historic Broughton Hall Estate
- Traditional and contemporary architecture

Environment

- Calm and peaceful
- Safe and green
- Extensive landscaped grounds
- Walled Garden for that all-important escape

Meeting and Training

- Small and large rooms suitable for various uses

- Cross-media sources, plasma screen and projection facilities

Catering

- Café or restaurant style
- Delivery services ranging from milk, newspapers to sandwiches and full meals

Events

- Contemporary and traditional locations
- Interior and exterior options
- Use of the Hall – exclusive use
- Holiday lets

Marketing

- Perfect location for still photography and film projects
- The prestige of the address and surroundings presenting the best impression to clients and visitors



Utopia – the award winning building designed by Sir Michael Hopkins and built by Broughton’s in-house team.

The Walled Garden was designed by Dan Pearson.

The ultra modern design and concept of Utopia was opened to provide state-of-the-art accommodation for meetings, training and promotional events, and to enhance on-site facilities and enjoyment for those working and living at Broughton.

Managed by an experienced dedicated team, Utopia aims to provide not only professional and modern business facilities but also a home-from-home atmosphere where those who

‘Live Work and Play’ at Broughton can benefit from a wide range of home cooked dishes or just coffee and cake at reasonable prices.

Catering options extend to business lunches and dinners served either within the building, outside in the beautiful surroundings of the Walled Garden, or delivered within the Business Park.

Utopia is located within the original Walled Garden which was redesigned and restored by Dan Pearson to be enjoyed as a peaceful retreat away from the rigours of the office and pressures of work. It opened to wide acclaim, with its undulating land form, a series of yew hedges and dramatic planting.





Design led office interiors and specifications

From the sophisticated IT connections, to the relaxed and peaceful surroundings, The Broughton Hall Business Park offers the best of everything in one safe, secure and stress-free setting.





Water Engineers

Food Consultants

Commercial Mortgage Lenders

Insurance Services

Cruise Ship Entertainment

Solicitor

Management Services and Consultancy

Wholesale selling torches and Li-ion batteries

Property Management and Support Services

Integrated Producer Compliance

Wealth Management

Software for Energy Control Systems

Rural Regeneration

Medical Recruitment

Software Development Company

Fire Risk and Fire Safety Consultants

Marketing and PR

Stocktaking and Leisure Trade

Finance Brokers

Website and Software Specialists

Magazine Publication

Analytical and Testing Laboratory

Loss Prevention Consultancy

Biofuel Consultants

Catering and Event Organisation

Medical Scanning

Housing and Welfare training

Health and Safety Management

Floor Covering Suppliers

Healthcare Supplies

Medical Recruitment

Pram Design and Company Administration

Crisis Psychology Centre

Live at Broughton

Broughton's residential properties include cottages, houses and farms to let which benefit from on-going design-led refurbishment and landscaping of gardens and community areas. The village enjoys the amenities of The Bull, Broughton's own village pub; Utopia, our café, restaurant, Avalon our wellbeing centre and event facility and annual family events held in the grounds of the Estate.





Hospitality at Broughton

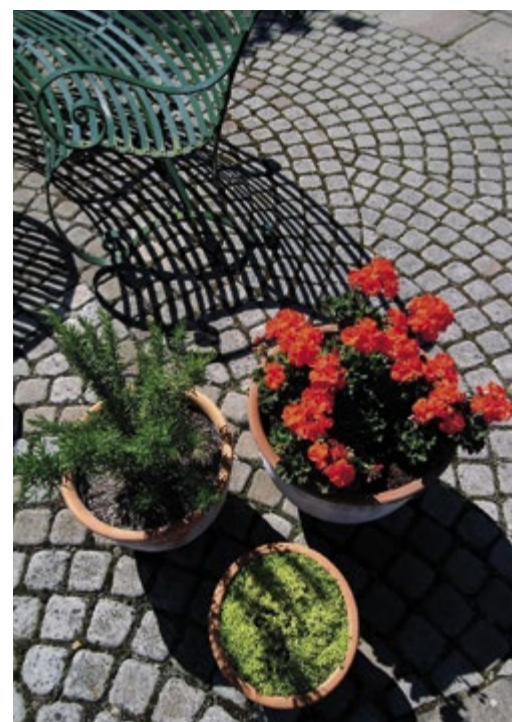
The Estate is a unique place to hold a corporate event, conference or product launch. Broughton Hall is a Grade 1 listed, magnificent historic house for your own exclusive use. Utopia and Avalon offer a contemporary space with state-of-the-art AV facilities overlooking our beautiful Walled Garden. Outstanding food and hospitality provided by our in-house concierge team. There are a number of holiday properties across the Estate varying in size and unique in character, they are perfect for accommodating visiting clients or colleagues.





Broughton – a historic transformation

The Water Mill Park has been transformed several times in its fascinating history. Originally a Corn Mill in the 14th century, and a testimony to the Industrial Revolution in the 19th century with the introduction of water wheels, steam engines and coal gas production, The Water Mill Park is now at the forefront of the Technological Revolution and has become home to an inspired community of companies involved in leading edge technology and professional work.





Before



After



The Broughton Community

Broughton is not just about the past, it is about working living and playing today. Company employees and residential occupiers are also encouraged to be part of the Broughton Community and to look 'Beyond the Buildings' at the rich diversity on offer. From the woodland walks, designed to bring the wonderful flora and fauna of the Estate into our everyday lives to the family and fun orientated events in summer and the traditional Bonfire Night in November with proceeds going to a charity.





Avalon

The most recent development within the Estate is Avalon, a state-of-the-art Wellbeing Centre.

A building designed by Yiangou Architects and Patrick Kinmonth to serve the inner voyage of mind, body, spirit and connection with the earth. Avalon provides a space for self-exploration – to enhance living by supporting new lifestyle habits, promoting empowering inner work and raising awareness.

Serving both a global audience and our surrounding community.

Available to hire with an abundance of accommodation on the stunning sanctuary of the 3,000 acre Broughton Hall Estate. For individual needs, retreat creators, private use, events and corporate wellbeing programmes. Serving as a Wellbeing Centre for those living locally or staying with us on the Estate.

We seek to assist an ultimate art of being, to encourage lives to be lived in increased peace, prosperity and harmony.





Indoor

Cantilevered yoga studio
Large workshop space
Meditation pod
Swimming pool + hydrotherapy
Sauna + steam room
Floatation tank
Therapy rooms
Relaxation room + library
Personal training studio
Ever-changing exhibitions
Moon + forest bathing
Somadome

Outdoor

Swimming pool (spring + summer)
Tennis court
Woodlands + groves
Hiking + trim trails
Mountain bike trails
Abundant wildlife + foraging
Woodland hammocks
Medicine garden +
meditation labyrinth
Sweat lodge
Nature cabin
Fire pit + fire temple
Yorkshire Dales access
Landrover Experience centre



The Broughton Hall Estate

The Home Park

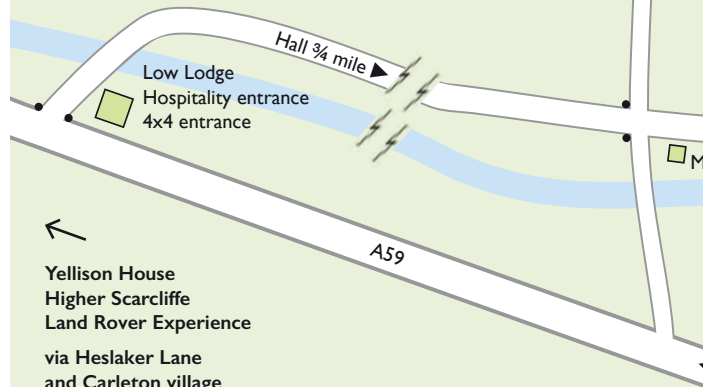
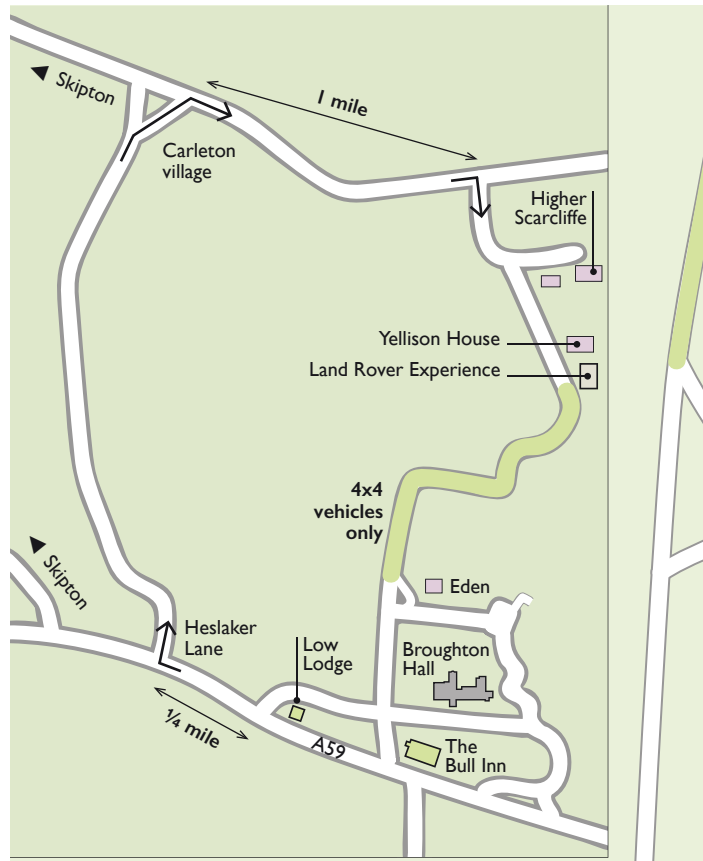
- 1 **Foss House (Estate Office)**
- 2 **Chancellor House**
- 3 **11 Stable Courtyard**
- 4 **The Vineries**
- 5-6 **4 & 6 Stable Courtyard**
- 7 **The Old Brewery**
- 8 **1,2,3 Stable Courtyard**
- 9 **The Pinetum**
- 10 **Stonemasons Shed**
- 11 **Archway Court**
- 11A **Heritage House**
- 12 **The Old Sawmill**
- 13 **Newton House**
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Broughton Village

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- 33 **The High Laithe**
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Yellison House
Higher Scarcliffe
Land Rover Experience
via Heslaker Lane
and Carleton village
Turn next right 1/4 mile
See inset above

Meeting Ro
7 Gargr
1-15 Gargr

Access by 4x4 vehicles only:
Land Rover Experience
Yellison House
Higher Scarcliffe

See inset left



 Orientation point
 Postbox



The Home Park

1

Foss House (Estate Office)

- 62.2 m² (approx. 670 ft²)
- Ground floor office space
- Original features retained
- Adjacent parking
- Air cooling/heating
- Ideally situated near Business Park entrance
- Self contained



2

Chancellor House

- 52.1 m² (approx. 561 ft²)
- Ground floor office space
- Prominent position near the Hall
- Attractive original features
- Self contained
- Air cooling/heating



3

11 Stable Courtyard

- 234.1 m² (approx. 2,520 ft²) first floor offices with ground floor reception entrance
- Overlooks cobbled courtyard and parkland
- Exposed roof timbers
- Air cooling/heating
- Structured CAT5e cabling
- Self contained



4

The Vineries

- 321.7 m² (approx. 3,456 ft²)
- Ground floor offices
- A mixture of open plan and individual offices
- Attractive outlook over the Walled Garden and cobbled courtyard
- Double glazing
- Structured CAT5e cabling
- Self contained



5-6

4 & 6 Stable Courtyard

- 135.1 m² (approx. 1,460 ft²)
- First floor offices
- Prominent location overlooking the cobbled Stable Courtyard and parkland
- Self contained
- Structured CAT5e cabling



7

The Old Brewery

- 27.4 m² (approx. 295 ft²)
- Ground floor office
- Attractive position near the Hall
- Self contained
- An ideal starter office



8

1,2,3 Stable Courtyard

- Two single roomed offices of approx. 22.4 m² (approx. 245 ft²) and 33.6 m² (370 ft²)
- One self contained office of approx. 112 m² (1,207 ft²)
- Close to the Hall and surrounding parkland
- Interesting original features retained
- Access via cobbled courtyard
- Ideal starter offices



9

The Pinetum

- 230.29 m² (approx. 2,479 ft²) over 2 floors
- Combined open plan and individual offices
- A unique blend of contemporary and traditional design
- Attractive original features including exposed beams
- Structured CAT5e cabling
- Glazed partitioning providing open airy atmosphere
- Self contained



10

Stonemasons Shed

- 83.61 m² (approx. 900 ft²)
- Ground floor offices
- Attractive wooded position near to the Walled Garden
- Easy access to car park
- Self contained
- Structured CAT5e cabling



11

Archway Court

- 136.19 m² (approx. 1,466 ft²)
- Ground and first floor offices
- A very attractive building with large arched windows
- Double glazing
- Overlooks gravelled courtyard and Pinetum garden
- Structured CAT5e cabling



11A

Heritage House

- 69.3 m² (approx. 746 ft²)
- Easy access to car park
- Self contained
- Structured CAT5e cabling



12

The Old Sawmill

- 221.1 m² (approx. 2,380 ft²)
- Ground and first floor offices
- Good loading
- Immediately adjoins car park
- Long distance views
- Access to a lawned courtyard
- Structured CAT5e cabling



13

Newton House and Home House

- 218 m² (approx. 2,350 ft²) office space
- Overlooks lawned courtyard
- Adjoins the car park
- Self contained
- Structured CAT5e cabling



14

The Three Arches

- 67.35 m² (approx. 725 ft²)
- Single storey offices
- Double glazing
- Air cooling/heating
- Overlooking courtyard
- Adjoins car park with good loading
- Self contained
- Structured CAT5e cabling



15

The Four Columns

- 279.73 m² (approx. 3,011 ft²)
- A very impressive building originally a stone built Dutch barn
- Overlooks pond, courtyard and surrounding countryside
- Double glazing
- Good loading
- Air conditioning
- Structured CAT5e cabling



16

The Four Arches

- 198.67 m² (approx. 2,138 ft²)
- Over two floors
- An attractive building with large arched windows
- Double glazing
- Partial air cooling
- Prominent position overlooks the Walled Garden and the surrounding countryside
- Structured CAT5e cabling



17

The South Barn

- 439.6 m² (approx. 4,657 ft²)
- Over 3 floors
- Overlooks a lawned quadrangle and courtyard
- Air cooling/heating
- Prominent position
- Good loading
- Structured CAT5e cabling



18-19

Tempest Mews

- 90.3 m² (approx. 975 ft²)
 - Single storey offices
 - Attractive position overlooking lawned courtyard
 - Close proximity to car park
 - Structured CAT5e cabling
-
- 50.7 m² (approx. 597 ft²)
 - single storey offices



20

The North Barn

- Self contained office suites on three floors: ground floor 198.06 m² (approx. 2,132 ft²) and first and second floor each of 139.3 m² (approx. 1,500 ft²)
- Further sub division also possible to form 500–800 ft² options
- Overlooks lawned courtyard
- Attractive position near to the Pinetum and Walled Garden
- Structured CAT5e cabling



21

Gillow House

- 322.37 m² (approx. 3,470 ft²)
- Over two floors
- Large windows providing excellent light
- Overlooks courtyard and the Walled Garden
- Double glazing
- Structured CAT5e cabling
- Partial air cooling



22

Nesfield House

- 507.7 m² (5,465 ft²) in total
- Over two floors
- Sub-dividable into 2,737 ft², 640 ft² and 2,087 ft² office suites
- Double glazing
- Prominent position overlooks gravelled courtyard
- Air cooling/heating
- Structured CAT5e cabling



23

Griffin House

- 349.67 m² (approx. 3,764 ft²)
- Over two floors
- Light and airy accommodation
- Double glazing
- Overlooks courtyard and surrounding woodland
- Prominent position at one of the main entrances
- Additional storage
- Structured CAT5e cabling



The Water Mill Park

24

The Wheel House

- 77.7 m² (approx. 738 ft²) offices
- Over two floors
- A detached building overlooking working water wheel
- Double glazing
- Good loading
- Self contained
- Prominent position
- Structured CAT5e cabling



25

The Water Mill

- 936.5 m² (approx. 10,000 ft²): ground floor 2,050 ft², first floor 2,100 ft², second and third floor 2,925 ft²
- Attractive position overlooking the river
- Eight person lift
- Can be occupied as a whole or by individual self contained floors
- Double glazing
- Structured CAT5e cabling
- Integral two bedroom cottage



26

Retort House

- 84.6 m² (approx. 911 ft²) offices
- A detached building in a beautiful position overlooking the river
- Adjoining cobbled courtyard with fountain
- Double glazing
- Self contained
- Structured CAT5e cabling



27

Bracewell House

- 98.2 m² (approx. 1,057 ft²) single storey self contained offices
- Very attractive building with large windows
- Double glazing
- Overlooks cobbled courtyard, fountain and river
- Structured CAT5e cabling



Coleby House

- Five office suites over two floors totalling 460 m² (approx. 5,000 ft²) ranging from 23 m² (250 ft²) up to 162 m² (1,750 ft²)
- Offices can be combined to create larger suites
- Partial air cooling
- Double glazing
- Overlooks cobbled courtyard, fountain and river
- Structured CAT5e cabling

**Broughton Village****Tom Hill House**

- Ground floor offices 74.69 m² (approx. 804 ft²) and first floor offices 77.94 m² (approx. 839 ft²)
- Ideally situated just off the A59
- Cobbled car park
- Views over open fields
- Structured CAT5e cabling

**The Meeting Room**

- 52.02 m² (approx. 560 ft²)
- Ground floor offices
- Originally the village school room
- Garden to the front
- Views over open fields
- Parking immediately outside
- Self contained

**7 Gargrave Road**

- 19.23 m² (approx. 207 ft²) 1st floor
- Self contained office
- Attractive access via external stone staircase
- A pleasant position within the village
- Parking immediately outside
- Structured CAT5e cabling



32

Meadow Studio

- 73.39 m² (approx. 790 ft²)
- Single storey offices
- Formed from 16th century detached semi-Cruck built barn
- Very light and airy
- Double glazing
- Ample parking



33

The High Laithe

- 183.20 m² (approx. 1,972 ft²)
- Over two floors
- Stands in its own landscaped grounds with stream
- Exposed beams
- Extensive car parking
- Individual location in open countryside
- Double glazing
- Structured CAT5e cabling



34

Micklethorn

- 688.87 m² (approx. 7,415 ft²)
- Over two floors
- Prominent individual situation
- Detached and completely self contained
- Extensive private car parking
- Exceptional quality of internal and external design
- Long distance views
- Structured cabling throughout
- Lift



Terms

The Business Park lettings are covered by a standard lease adapted to suit individual company requirements.

The maintenance of the buildings and grounds is undertaken via an in-house management and maintenance team with rapid response.

Availability and appointments

To check the availability of offices, homes or event facilities, and to make appointments to view, please contact The Estate Office:

Tel 01756 799608

email tempest@broughtonhall.co.uk

www.broughtonhall.co.uk

We are always pleased to show people around at any time whether or not there is an immediate requirement.

Note

This brochure is intended only as a guide to prospective lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but it is otherwise not intended to be relied upon in any way or

for any purpose whatsoever and accordingly neither its accuracy or the continued availability of the property is in any way guaranteed and it is furnished on the express understanding that neither the landlord or agents of the landlord are to be or become under any liability or claim in respect of its contents. In the event of the landlord or landlord's agents supplying any further information or expressing any opinion this must be treated as given on the same basis as this brochure.

All measurements are approximate. Text and images copyright © 2018 Tempest Estates



Location

Broughton Hall Business Park is on the main A59 only 2.5 miles west of Skipton, with easy access to the motorway network.

When travelling from Skipton, the slip road down to the Business Park is on the left hand side, 200 metres past The Bull Inn.

When travelling from Lancashire, the Business Park is on the right hand side, 2.5 miles before Skipton. Watch for the signs 200 metres before The Bull Inn.

A map will be sent on request.

Trains run frequently from Skipton station to all parts of the UK. Leeds/Bradford, Manchester and Liverpool airports are readily accessible by road.

For further information and assistance, the Estate Office is in Foss House to the right of the archway, no. 1 on site plan.

The Estate Office
 Broughton Hall
 Skipton
 Yorkshire
 BD23 3AE

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