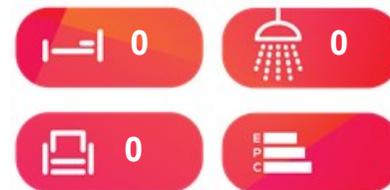




## Thornton Road Industrial Estate, Pickering, YO18 7NA

Set within its own grounds this high quality and flexible light industrial unit extending to over 4500sq.ft split over two floors offering office, workshop and storage facilities. It is available on a new lease direct from the landlord and would suit various businesses including trade counter sales.

+ VAT £33,000 +  
V/Δ T



## DESCRIPTION

The unit is of steel portal frame construction with brick and metal panel cladding exterior and box profile roof. The property sits in a good-sized plot extending to approximately 0.207 acres with tarmac and hard standing parking to the front of the unit and direct access off Enterprise Way.

There are kitchen and W/C facilities within and the property is serviced with mains water, drainage and single and three phase electric.

The warehouse / workshop space is well presented with area extending to approximately 2000 sq.ft. The building benefits from a total eaves height of 19ft. The extensive mezzanine floor provides further light workshop and storage space. There is good access to the unit with personnel door leading to the retail area and roller shutter door to the workshop space.

## LOCATION

Situated with a generous-sized plot on Thornton Road Industrial Estate in the market town of Pickering within the Ryedale District of North Yorkshire.

The property is directly off Enterprise Way, on the southern edge of Thornton Road Industrial Estate which is located directly off the A170, a short distance east of the market place of Pickering.

The units benefit from close proximity to good road links with the A170 running between Thirst and Scarborough and the A64 and A19 providing easy access to York, Leeds and further afield.

## UNIT

Retail/Reception Area (675 sq.ft.)

Good sized retail area with access directly to the front of the unit. Counter and stock room to the rear.

Stock Room (300 sq.ft.)

Good sized stock area with counter facing on retail/reception area. Stairs leading to the mezzanine floor.

Office 1 (85 sq.ft.)

Front office overlooking the tarmac entrance and adjoining the retail area.

Office 2 (125 sq.ft.)

Good sized office located to the rear of unit.

Workshop Space (2000 sq.ft.)

Large ground floor workshop space to a full eaves height of 19ft with roller shutter door and concrete floor.

Mezzanine Floor (1400 sq.ft.)

Large mezzanine floor boarded out and suitable for light workshop or storage with loading area overlooking main workshop area.

Kitchenette (65 sq.ft.)

Kitchen facilities including fitted wall and base units and stainless-steel sink.

W.C.

Separate disabled and abled W/C facilities.

Outside

The unit sits in a large plot extending to 0.207 acres and benefits from tarmac frontage and parking areas. It is accessed directly off Enterprise Way.

## SERVICES

All mains services are believed to be available or connected to the building.

## TERMS

New Landlord and Tenant Act lease is being offered direct from the landlord with terms to be agreed.

## LEGAL COSTS

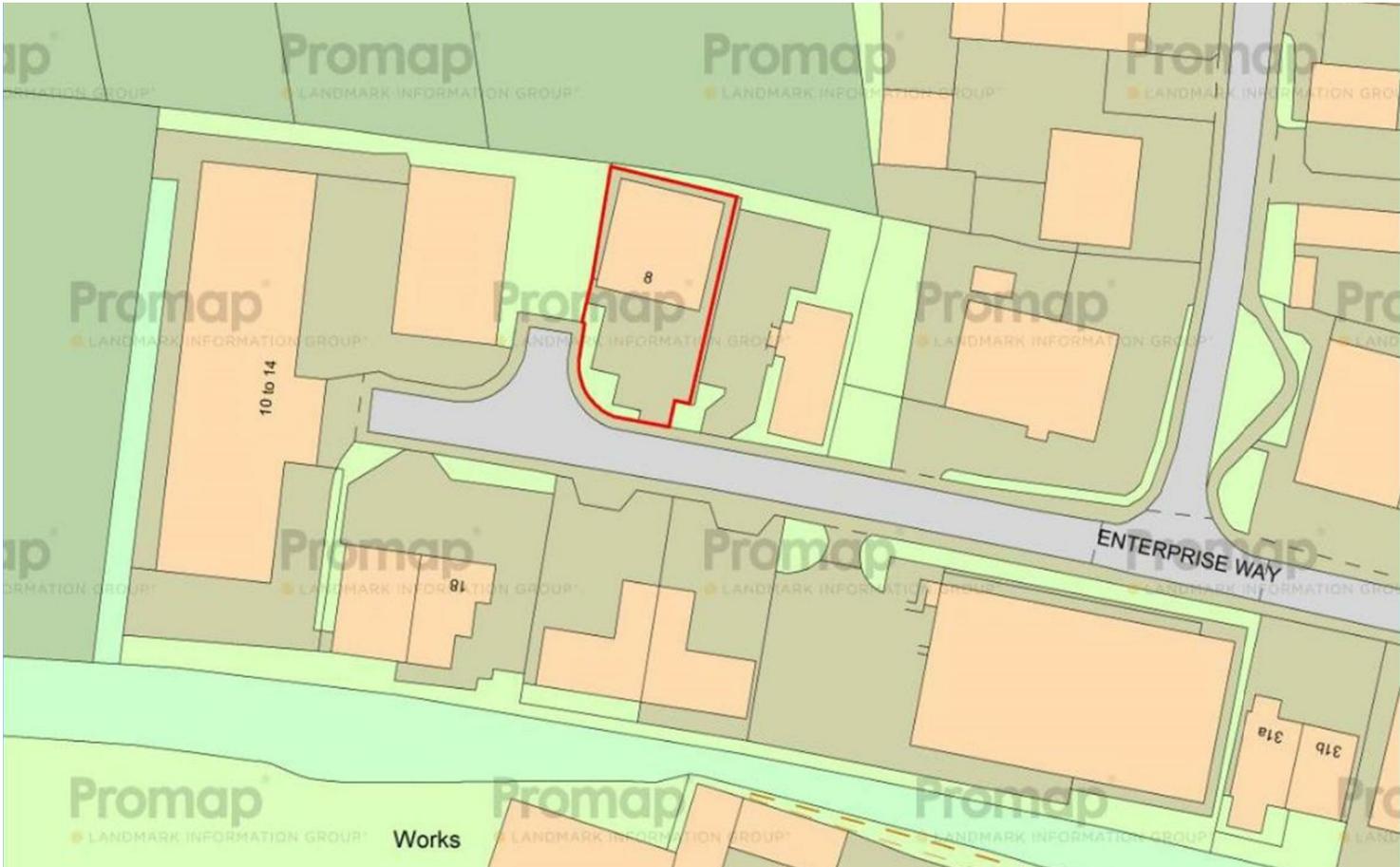
Each party to bear their own costs in dealing with the new lease

## VIEWINGS

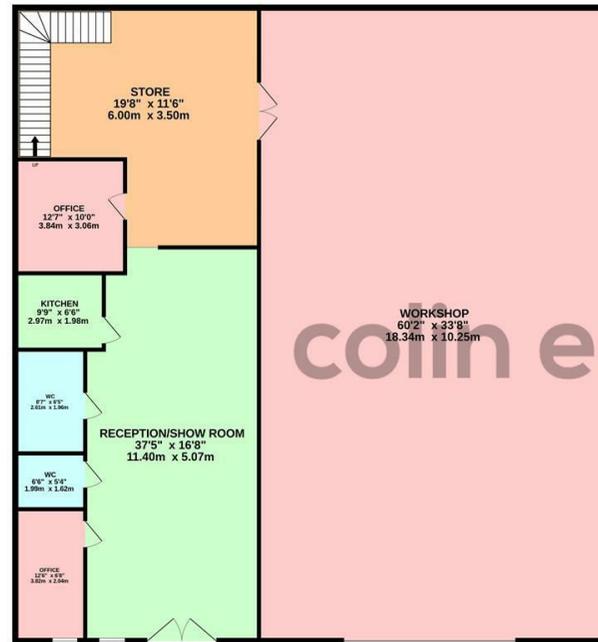
Strictly via sole agents Colin Ellis Property Services on 01723 363565

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GROUND FLOOR  
3444 sq.ft. (320.0 sq.m.) approx.



1ST FLOOR  
1485 sq.ft. (138.0 sq.m.) approx.



TOTAL FLOOR AREA: 4930 sq.ft. (458.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Thornton Road Industrial Estate - 18748472

### Council Tax Band -

### Tenure -

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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