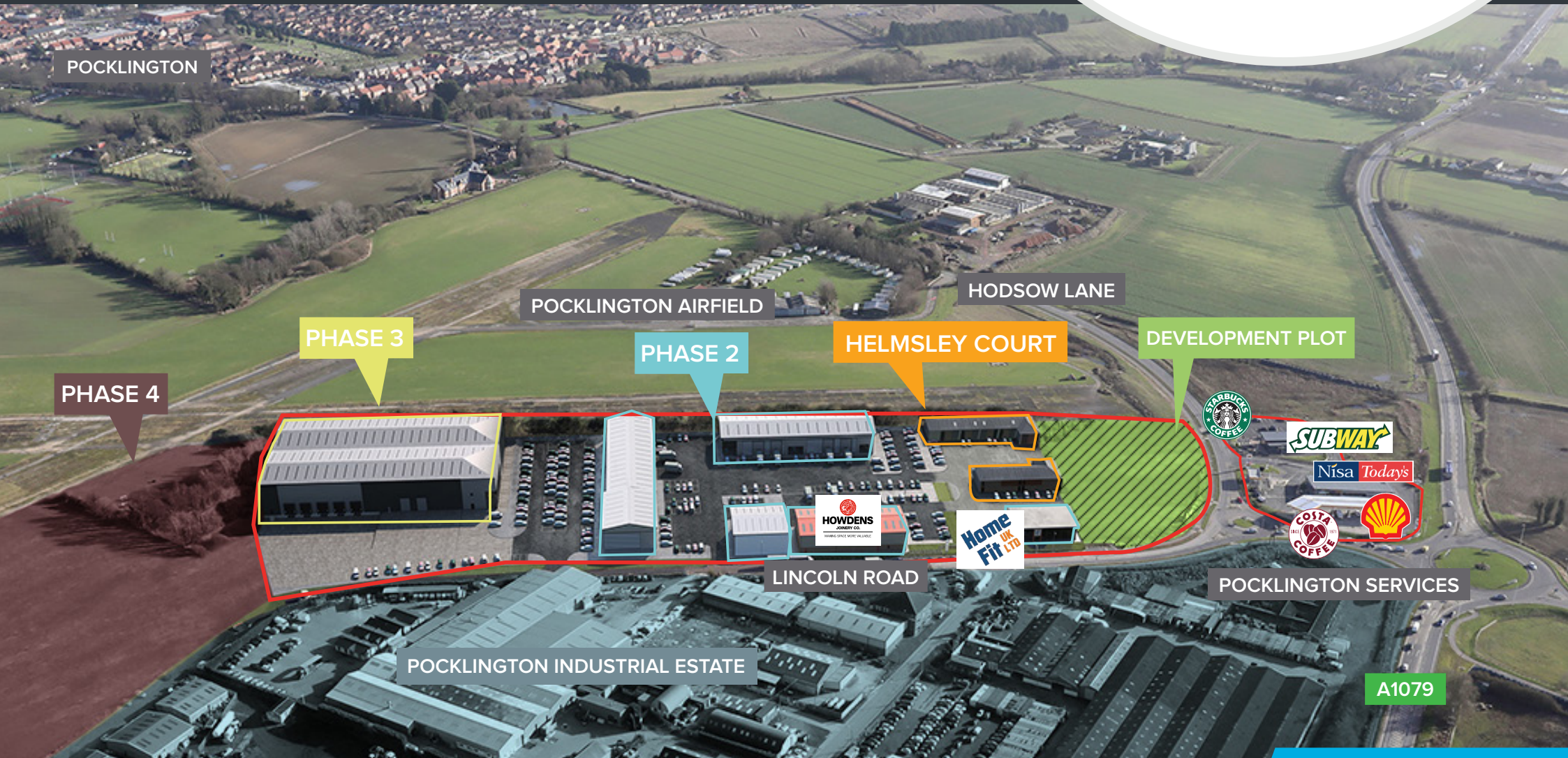


For Sale/ To Let Design & Build NEW MIXED USE BUSINESS PARK

Units from 1,000 sq. ft (93 sq. m)
up to 100,000 sq. ft (9,290 sq. m)

BROADHELM

BUSINESS PARK, POCKLINGTON



Hull- 30 miles, 50 minutes

York- 15 miles, 30 minutes

Leeds- 40 miles, 1 hour

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DESCRIPTION

Broadhelm Business Park provides a new mixed use development totalling 22 acres and is strategically located between York and Hull. The development also benefits from main road prominence, with frontage onto the York to Hull Road (A1709).

Phase 1 of the development has already attracted a Shell Petrol Station comprising of Costa Coffee, Subway and NISA Today as concessions and a Starbucks Drive-Thru is directly adjacent.

Phase 2 of the development is underway, including Helmsley Court which comprises 9 new speculatively constructed units ranging in size from 1,000 – 3,000 sq. ft (93 – 279 sq.m). Phase 2 also includes further land which can accommodate new trade counter / warehouse / industrial units from 3,000 – 16,000 sq. ft (279 – 1,486 sq. m) available on a design & build basis. The first two trade counter occupiers have already been secured being Howdens and Home-fit.

Further phases include a further 7 acres of development land which can accommodate warehouse / industrial premises of up to 100,000 sq. ft (9,290 sq. m) on a design and build basis.

Finally, Broadhelm Park comprises a highly prominent 1.5 acre development plot at the front of the scheme, which subject to planning can accommodate an office, showroom, retail or leisure occupier.



Located adjacent to the **A1079 Pocklington Services** roundabout and junction which has over **25,000 vehicles movements per day.**



Key occupiers in the Pocklington area include **Bond International, Phoenix Software, YARA, Power Health** and **Pocklington Services.**



Pocklington is strategically located between **York** and **Hull.**



Rural catchment of approx. **40,000.**

DEMOGRAPHICS

ACCOMMODATION

PHASE 2

Unit	Sq M	Sq Ft
S1A	279	3,000
S1B	372	4,000
S1C	465	5,000
TOTAL	1,116	12,000

Unit	Sq M	Sq Ft
S13	372	4,000

Unit	Sq M	Sq Ft
S4A	279	3,000
S4B	372	4,000
S4C	372	4,000
S4D	465	5,000
TOTAL	1,488	16,000

HELMSLEY COURT

Unit	Sq M	Sq Ft
1 Sold STC	139	1,500
2 Available	93	1,000
3 Available	93	1,000
4 Available	93	1,000
5 Sold STC	139	1,500
6 Sold STC	139	1,500
7 Available	93	1,000
8 Sold STC	93	1,000
9 Sold STC	93	1,000
TOTAL	975	10,500

PHASE 3

Unit	Sq M	Sq Ft
Unit 1	9,290	100,000

DEVELOPMENT SITE

	Acres
Development Site	1.5

UNITS FROM:
1,000 – 100,000 SQ. FT
(93 – 9,290 SQ. M)



LOCATION

Broadhelm Business Park is strategically situated 1 mile south of Pocklington Town Centre adjacent to York Road (A1079) approximately 15 miles from York City Centre and 30 miles from Hull City Centre.

DRIVE TIMES

	Distance (miles)	Time (minutes)
York	15	30
Driffield	17.6	31
Beverley	17.9	29
Selby	19.4	35
Hull	30	50

PLANNING

Broadhelm Business Park is allocated for employment uses including B1(b) research & development, B1(c) light industrial and B8 warehousing distribution.

Helmsley Court has the benefit of a details planning consent for 9 units totalling 10,500 sq. ft.

For any further enquires please contact the East Riding of Yorkshire Planning Department on 01482 393 647.

TERMS

Accommodation is available on either a leasehold or freehold design and20basis. Further information including rents / prices are available upon application

VIEWING/FURTHER INFORMATION

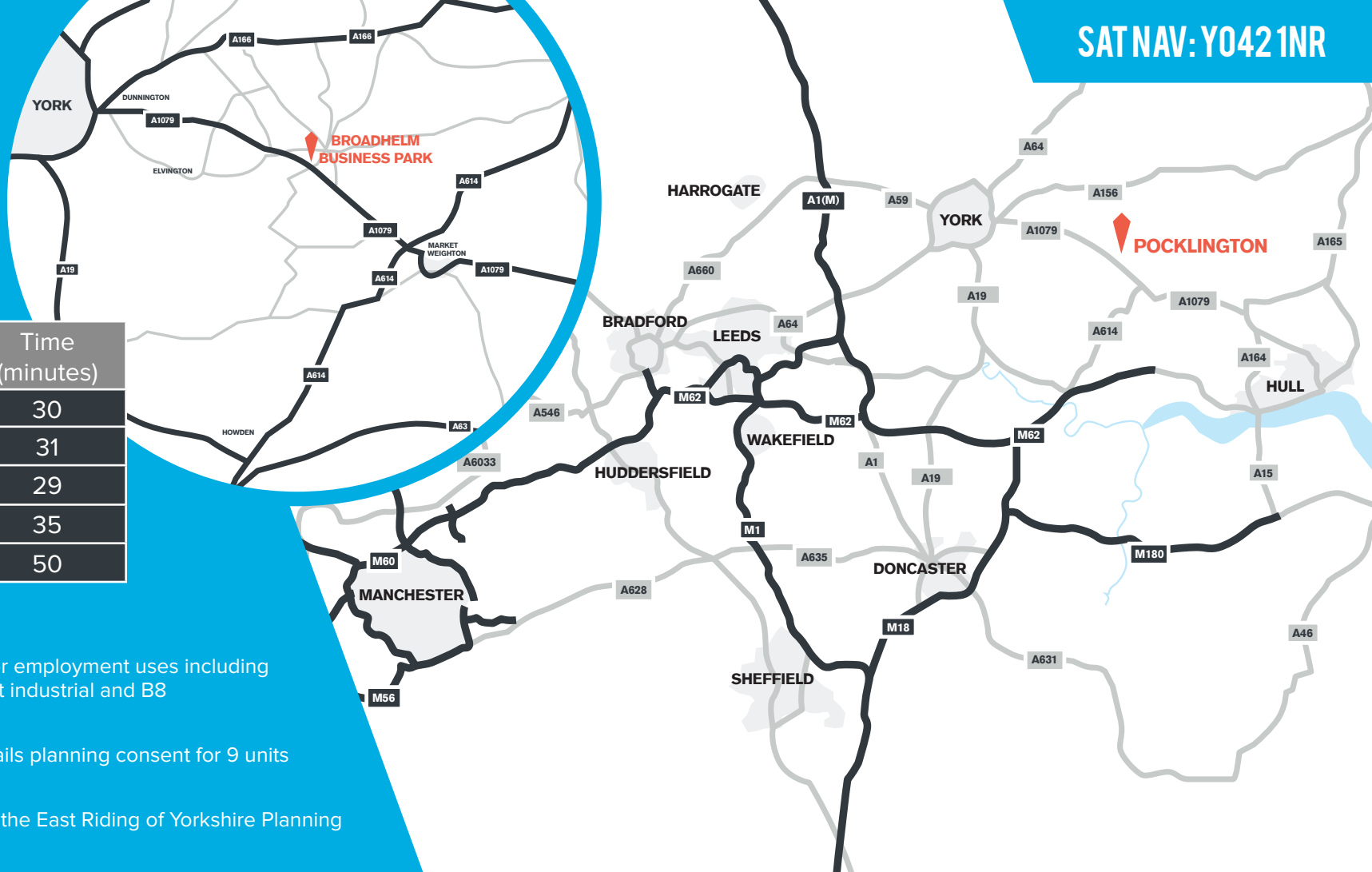
Please contact the appointed joint agents. the preparation and completion of the legal documentation.

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Paul.Mack@gentvisick.com
Jonathan.Jacob@gentvisick.com

njp@proctors.net

