



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Station Approach,
Thirsk,
North Yorkshire
YO7 4LS**

**£2,400 Per Monthpcm Plus
Vat**

A versatile commercial unit within an approximately 1/3 acre site, offering generous external space for storage, parking or operational use. The building measures around 17m x 11m with open-plan accommodation suitable for workshop, warehousing or trade counter use. Good vehicle access and ample manoeuvring space. Rent includes VAT.



Description

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The property occupies a convenient position next to Thirsk railway station, providing straightforward access to the A168 and A19 while avoiding congestion through the town centre.

Extending to approximately 1/3 acre, the site offers a good level of external space, suitable for a variety of commercial uses. Previously utilised as a builders' yard, it provides secure storage with generous hardstanding areas capable of accommodating vehicles, machinery and materials.

The main building measures approximately 17m x 11m and is arranged as open-plan accommodation. It benefits from double access doors to the rear elevation, allowing ease of loading and unloading, together with a separate pedestrian entrance to the front.

Overall, the property is well suited to businesses requiring a combination of internal workspace and external yard space, including trade operators, contractors, storage users or similar occupiers.

Location

The site is positioned adjacent to Thirsk train station, offering excellent connectivity. The A168 and A19 are both within easy reach, providing access north and south without the need to pass through the town centre. Thirsk itself offers a range of amenities and services, with established commercial and industrial occupiers nearby.

Accommodation

Workshop / Unit: approx. 17m x 11m (open plan)

External Yard: approx. 1/3 acre

(All measurements are approximate and should be verified by interested parties.)

Tenure & Terms

The property is available by way of a new lease on flexible terms, to be agreed. A longer-term tenancy is preferred.

Rent

£2,000 per calendar month, exclusive of VAT.

VAT is applicable.

Business Rates

The incoming tenant will be responsible for business rates. Interested parties are advised to make their own enquiries with the local authority.

Services

We understand that mains services are available, however these have not been tested. Interested parties should make their own enquiries.

Use

The property has most recently been used as a builders' yard. Alternative uses may be considered, subject to the necessary consents.

Planning: £13,000 rateable value

Workshop / Premises

Legal Costs

The lease documentation will be prepared by the landlord's solicitors. Each party is to bear their own legal costs incurred in the transaction.

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

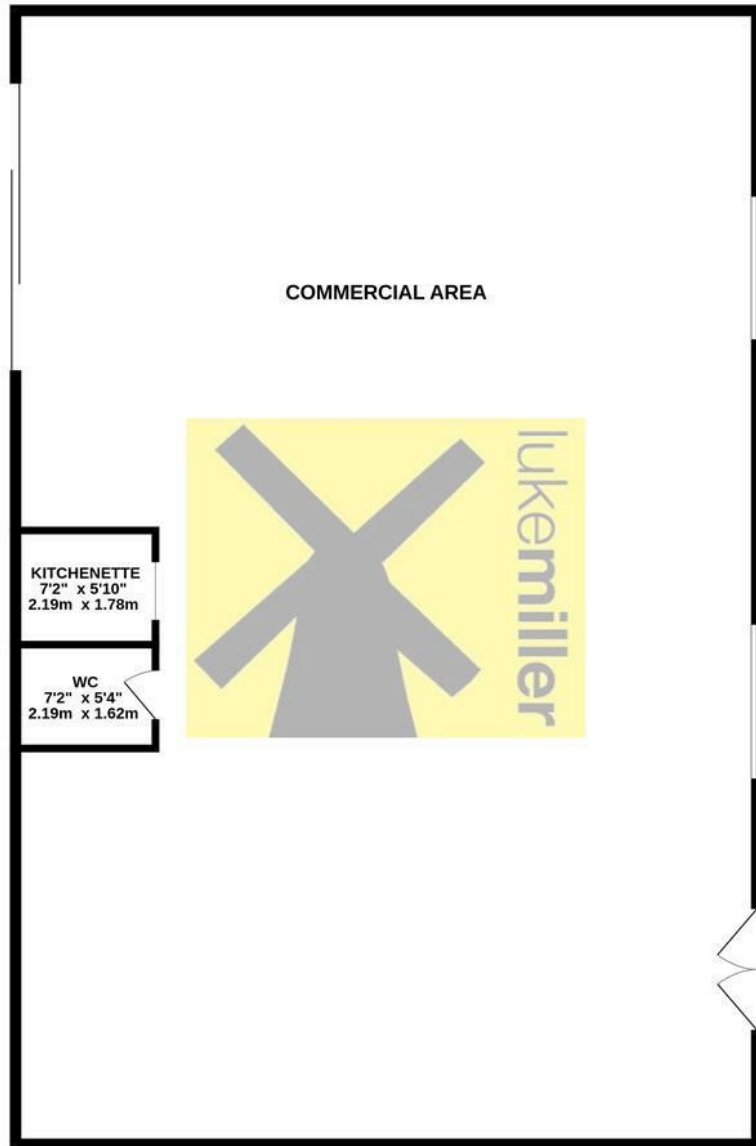
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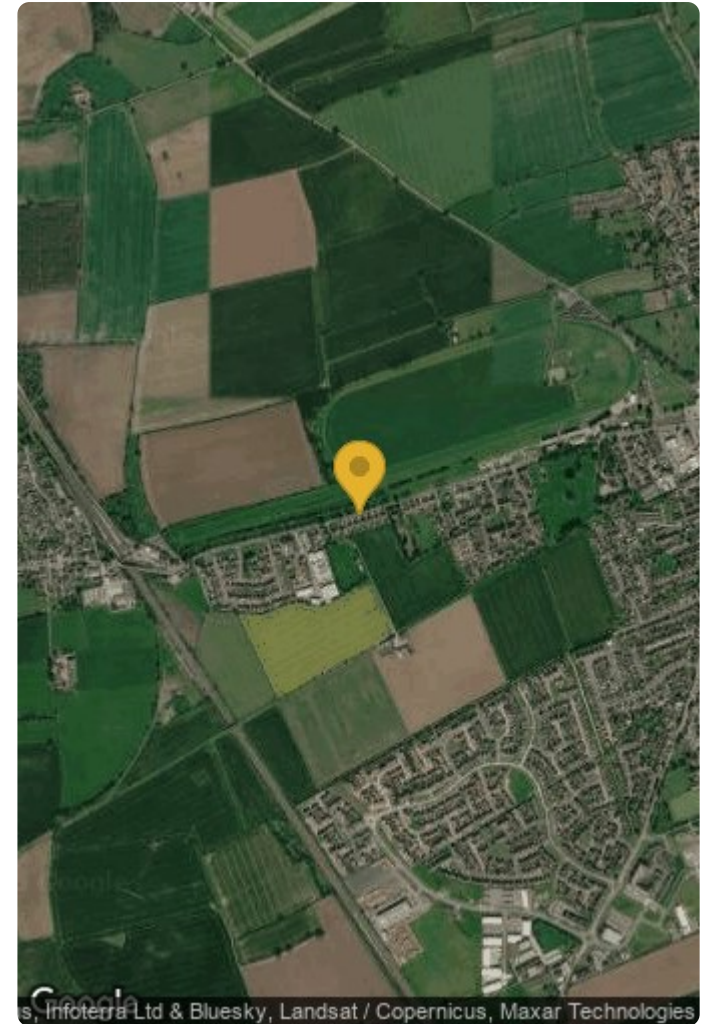


GROUND FLOOR
2206 sq.ft. (204.9 sq.m.) approx.



TOTAL FLOOR AREA : 2206 sq.ft. (204.9 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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