HURSTWOOD HOLDINGS

HURSTWOOD BUSINESS CENTRE, YORK ROAD, THIRSK, YORK ROAD

THIRSK, YO7 3BX

More Details

View Video Tour



SUMMARY

- Raised Access Floors
- Air Conditioning
- Integrated Recessed LED Lighting
- Highly Customisable Floorplates
- Strategically Located Beside A19
- Characterful & Design-Led Workspace

DESCRIPTION

Hurstwood Business Centre presents smart, modern office suites in Thirsk's evolving commercial quarter—offering flexible spaces from approximately 345 Sq. Ft. ft up to 5,450 Sq. Ft., ideal for a range of business sizes. The building boasts an impressive double-height reception that sets a bold impression, while interiors include raised-access flooring, integrated recessed LED lighting, suspended ceilings, and efficient air conditioning. Set within thoughtfully landscaped grounds, the space is both professional and inviting.

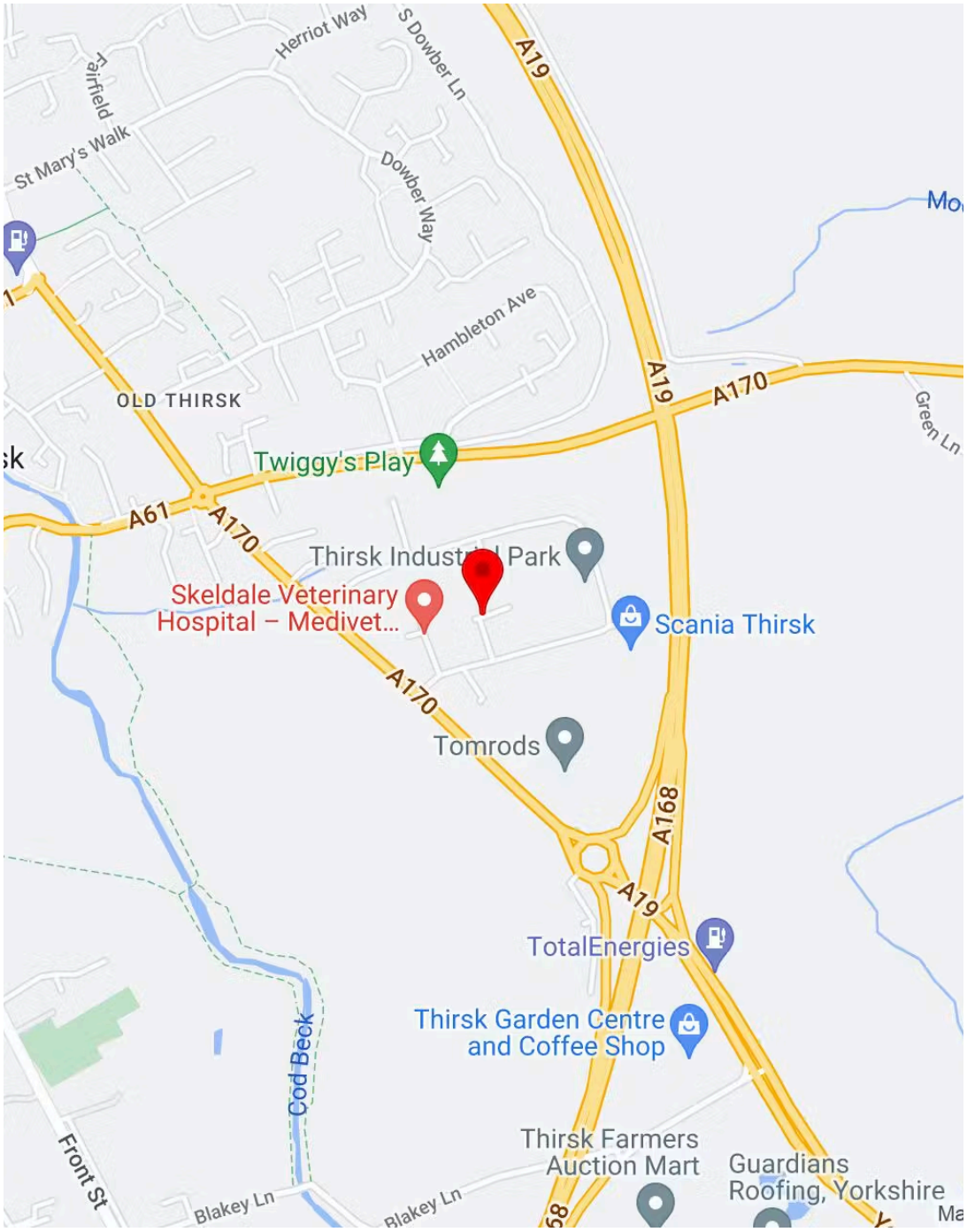




LOCATION

Thirsk is situated 40 miles North East of Leeds and 22 miles North West of York.

Found on York Road, just off the A19, Hurstwood Business Centre benefits from strong commuter and road links—being around 40 miles northeast of Leeds and 22 miles northwest of York. The location blends convenience with character, nestled within a well-established commercial district supporting a mix of office, leisure, and retail neighbours.



Hurstwood Business Centre, York Road, Thirsk









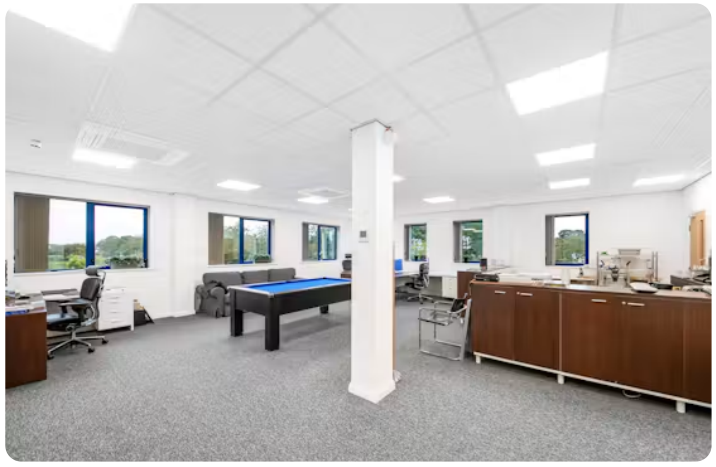
Hurstwood Business Centre, York Road, Thirsk





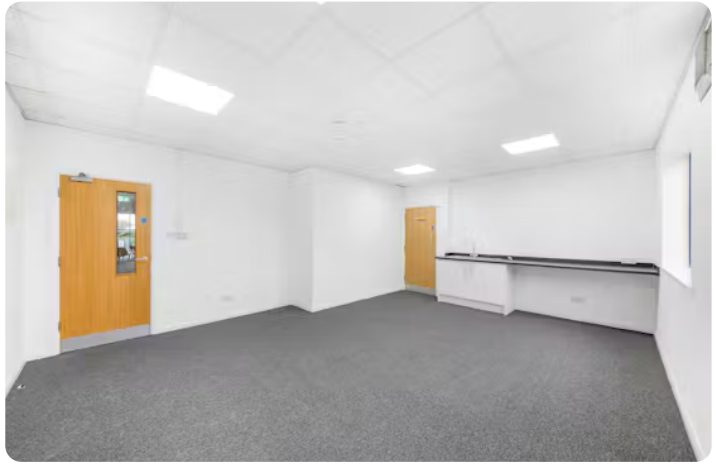








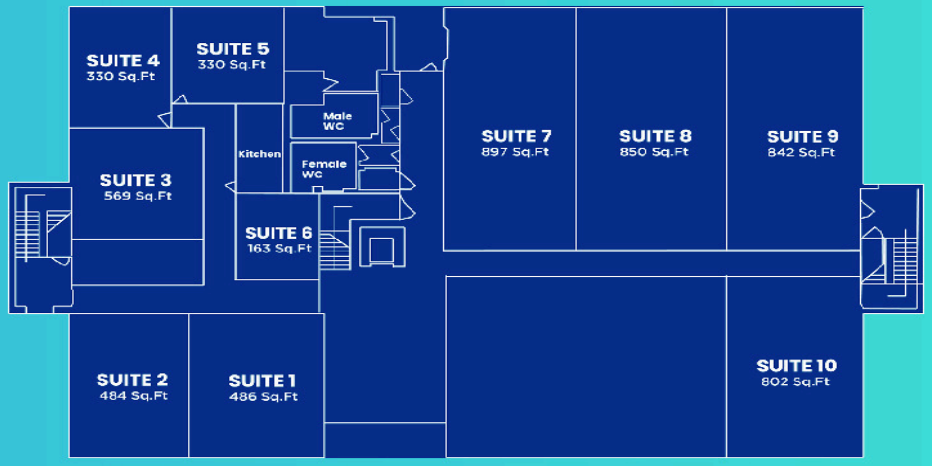




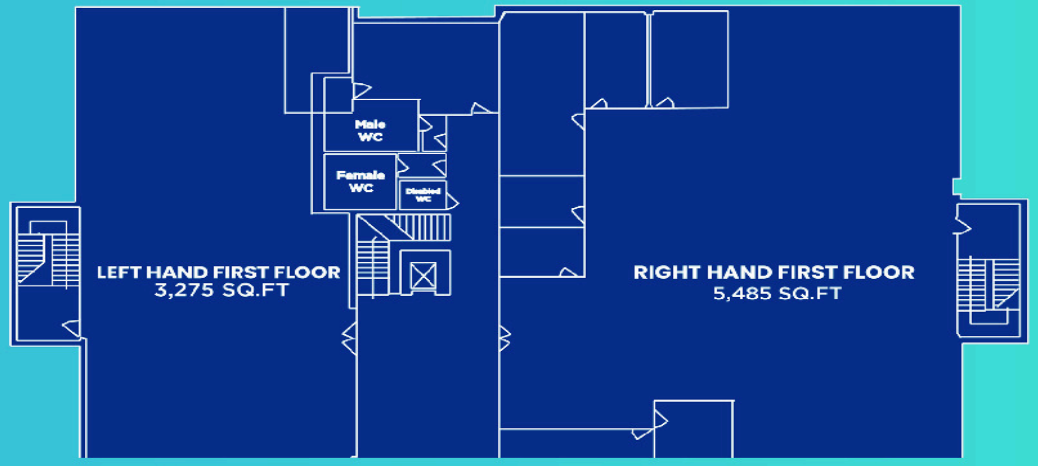


TELEWARE HOUSE FLOOR PLAN FOR WEBSITE .PDF

GROUND FLOOR – FLOOR PLAN



FIRST FLOOR – FLOOR PLAN



TELEWARE HOUSE

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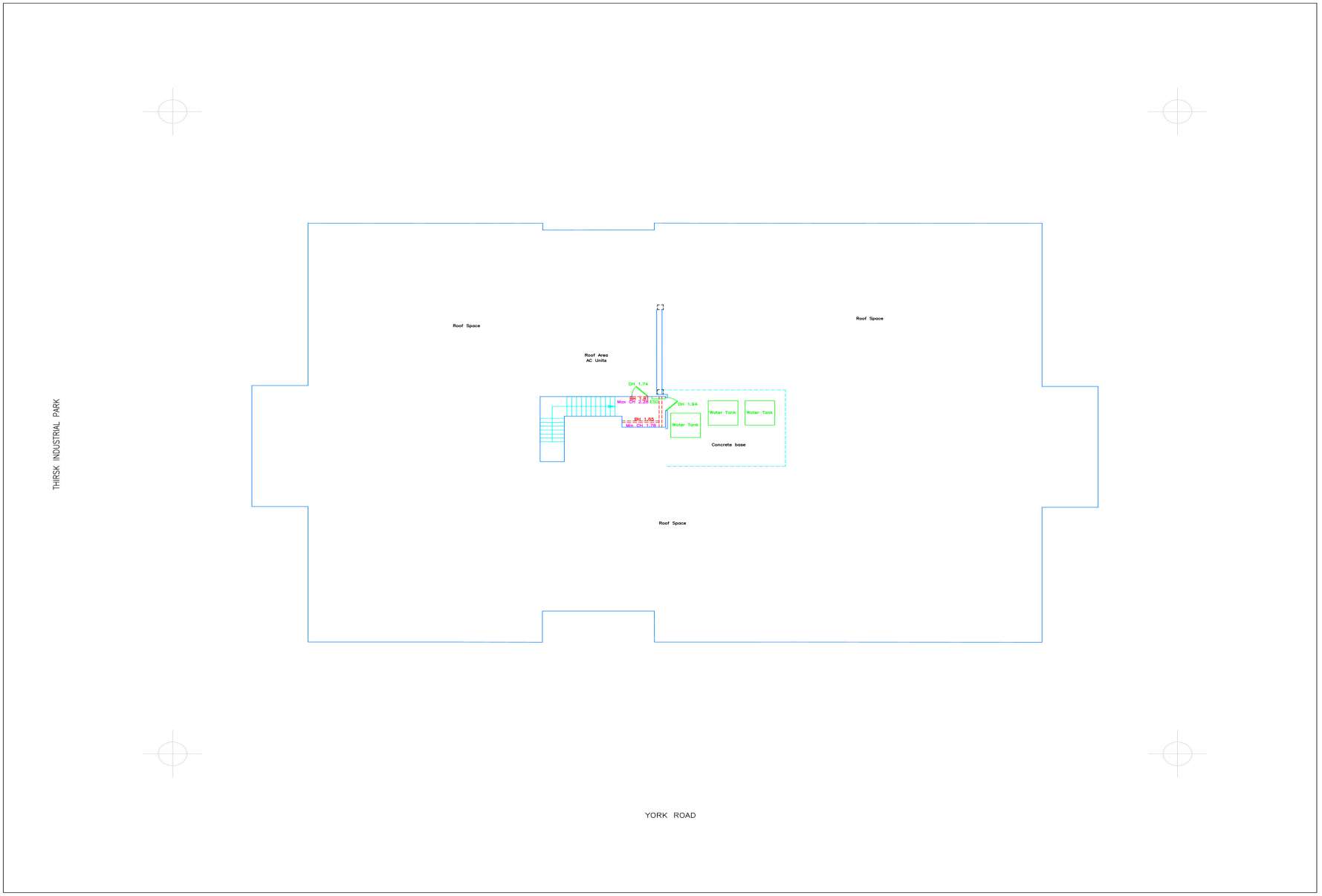

ABBREVIATIONS

Al.	Alarm	DL	Door Level	PI.	Pipe
Ab.	Air Brick	EB	Electricity Box	PMP	Pumping Station
Alu.	Aluminium Cladding	EBG	Electricity Switchgear	PF	Post & Panel Fence
Apx.	Approximately	EL	Electricity Cover	R.	Rooster or Wap Pitch
B.	Bollard	FA	Fire Alarm	Rad	Radiator
BC	Beacon Beacon	FCH	Fall Ceiling Height	RE	Rainwater Pipe
BH	Borehole or Bream Height	FCL	Fallen Ceiling Level	RB	Rough Billboard
BL	Beam Level	FH	Fire Hydrant	RSO	Roller shutter door
BP	Brick Pier/ers	FL	Floor Level	S.	Floor to Sill Height
BRW	Brick Retaining Wall	FP	Flag Pole	SCH	Suspended Ceiling Height
BW	Brick Wall	G.	Gully	SCL	Suspended Ceiling Level
BT	British Telecom	Gs	Grated Surface	SD	Satellite Dish
BTDB	BT Control Box	GL	Girder Level	SI	Sign
BW	Barb Wire	GP	Gate Post	Sk	Skylight Boarding
BWF	Barb Wire Fence	GV	Gate Valve	Sky	Skylight
C.	Column	H.	Floor To Head Height	SL.	Window Sill Level
CB	Catch Basin/er	HL	Handrail/ge Head Level	SP	Soil Pipe
CBF	Close Boarded Fence	Hs	Hedge/row	SH	Arch Springing Height
CH	Ceiling Height	HV	High Voltage	SPL	Arch Springing Level
CHa	Ceiling Hatch	IC	Inspection Cover	SPS	Stone Paving Slabs
CL	Ceiling Level	IL	Invert Level	SV	Stop Valve
CLF	Chain Link Fence	K.	Kerb Line	T.	Top of Wall/Kerb
Conc	Concrete Surface	KD	Kerb Outlet	TL	Threshold Level
Cov	Coving	LI	Light	TP	Telephone Pole / Trial Pit
CP	Concrete Panel Fence	Max	Maximum height	TS	Tactile Paving Slabs
CPS	Concrete Paving Slabs	Mez	Mezzanine	UB	Underdrain
CR	Arch Crown Height	MCL	Mezzanine Ceiling Level	UTL	Unable To Lift
CRL	Arch Crown Level	MFL	Mezzanine Floor Level	Va	Vent
CEJ	Ceiling/Slopes Up	MH	Manhole	VP	Vent Pipe
CU	Ceiling/Slopes Down	Min	Minimum height	WT	Water Heater
CW	Concrete Wall	MP	Name Plate	WO	Walnut
D	Diameter or Doors	OP	Ornamental Planting	➡	Direction indicators rise
DH	Door Height	P	Post		

NOTES

PLAN GRID IS LOCAL, BASED UPON ARBITRARY GRID

ALL LEVELS ARE IN METRES BASED UPON ARBITRARY DATUM

ALL DIMENSIONS ARE TAKEN TO WALL FINISH AT THE TIME OF SURVEY.

DOOR SIZES MEASURED AS THE MOVING PART OF THE DOOR

ALL ARROWS POINT UP UNLESS STATED

DASHED LINE INDICATES ASSUMED DETAIL

Issue	Details	By	Chk'd	Date
00	Original Issue	SA	KM	25/03/2022

SURVEYED BY	DRAWN BY	SCALE
SA / WA	SA	1:100 @ A1
DATE OF ISSUE	MARCH 2022	

TITLE

TELEWARE HOUSE
YORK ROAD
THIRSK

THIRD FLOOR PLAN

DRAWING No.	ISSUE
PS-2217-03 SHEET 1 OF 1	00

PARAGON SURVEYS
Chartered Surveyors
GEOMATICS: Land & Engineering Surveyors

292 Wood Lane
Heskin, Chorley
Lancashire
PR7 5NT
Tel: (01257) 453200
Fax: (01257) 453211
Email: post@ParagonSurveys.co.uk

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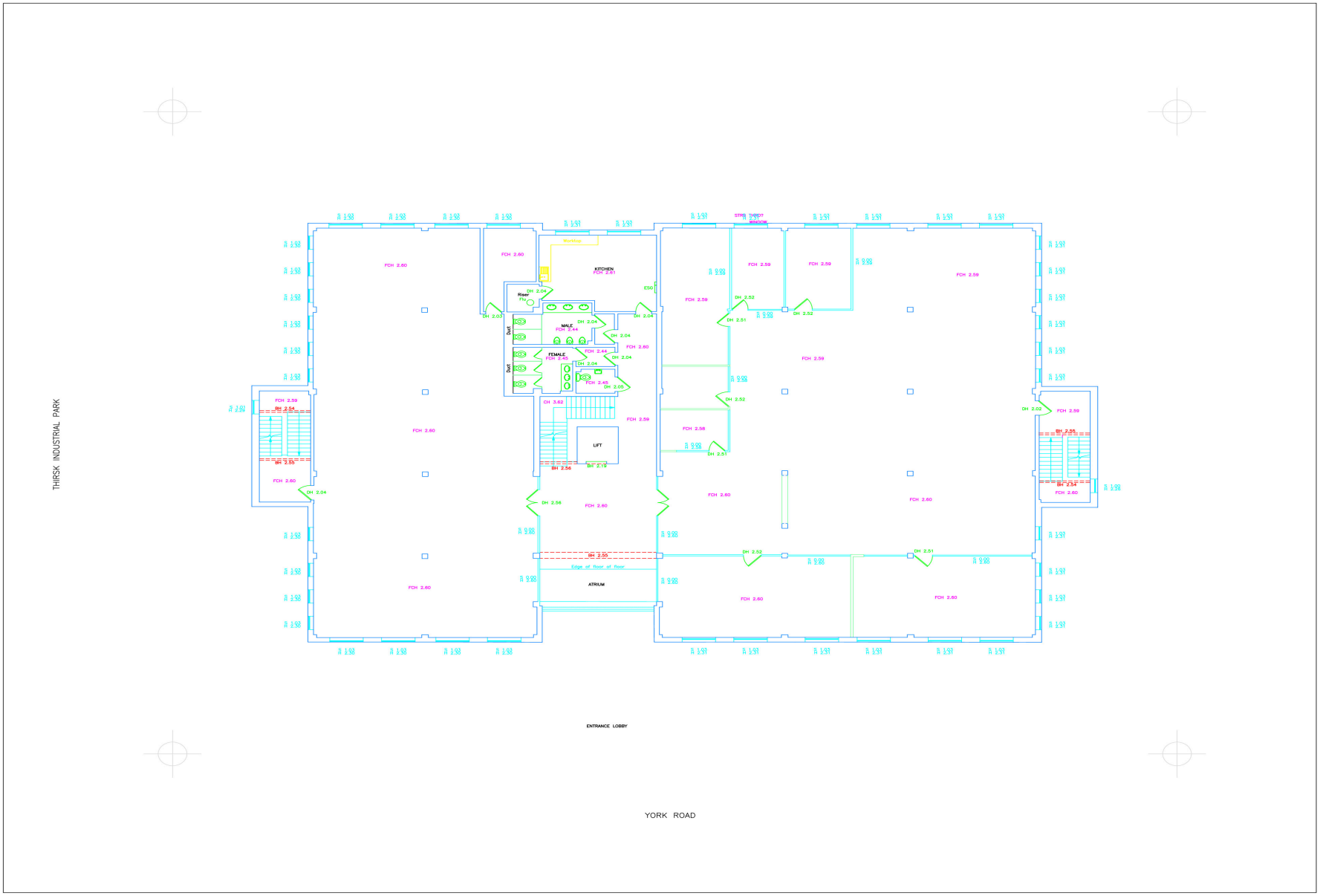

ABBREVIATIONS

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Ac.	Asbestos Cement	EBG	Electricity Earth/Igear	PRF	Post & Panel Fence
App.	Approximate	EL	Electricity Cover	R.	Monitor or Wap Pitch
B.	Bollard	FA	Fire Alarm	Rad	Radiator
BC	Beacon Beacon	FCL	Falling Ceiling Height	RE	Rainwater Eye
BH	Borehole or Beam Height	FCL	Falling Ceiling Level	RG	Rough Ground
BL	Beam Level	FH	Fire Hydrant	RSD	Roller shutter door
BP	Brick Pier/ers	FL	Floor Level	S.	Floor to Sill Height
BRW	Brick Retaining Wall	FP	Flag Pole	SCH	Suspended Ceiling Height
BW	Back Wall	G.	Gully	SCL	Suspended Ceiling Level
BT	British Telecom	Ga	Gravel Surface	SO	Satellite Dish
BTCB	BT Control Box	GL	Girder Level	SI	Sign
BW	Brick Wall	GP	Guard Post	SB	Spotting Board
BWF	Back Wire Fence	GV	Gate Valve	Sky	Skylight
C.	Column	H.	Floor To Head-Height	SL.	Window Sill Level
CB	Concrete Beam/er	HL	Handgrail Hand Level	SP	Soil Pipe
CBF	Close Boarded Fence	HL	Height	SP	Arch Springing Height
CH	Ceiling Height	HV	High Voltage	SPL	Arch Springing Level
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TELEWARE HOUSE
YORK ROAD
THIRSK

FIRST FLOOR PLAN

DRAWING No.	ISSUE
PS-2217-01	00
SHEET 1 OF 1	

PARAGON SURVEYS
Chartered Surveyors
GEOMATICS: Land & Engineering Surveyors
292 Wood Lane
Heskin, Chorley
Lancashire
PR7 5NT
Tel: (01257) 453200
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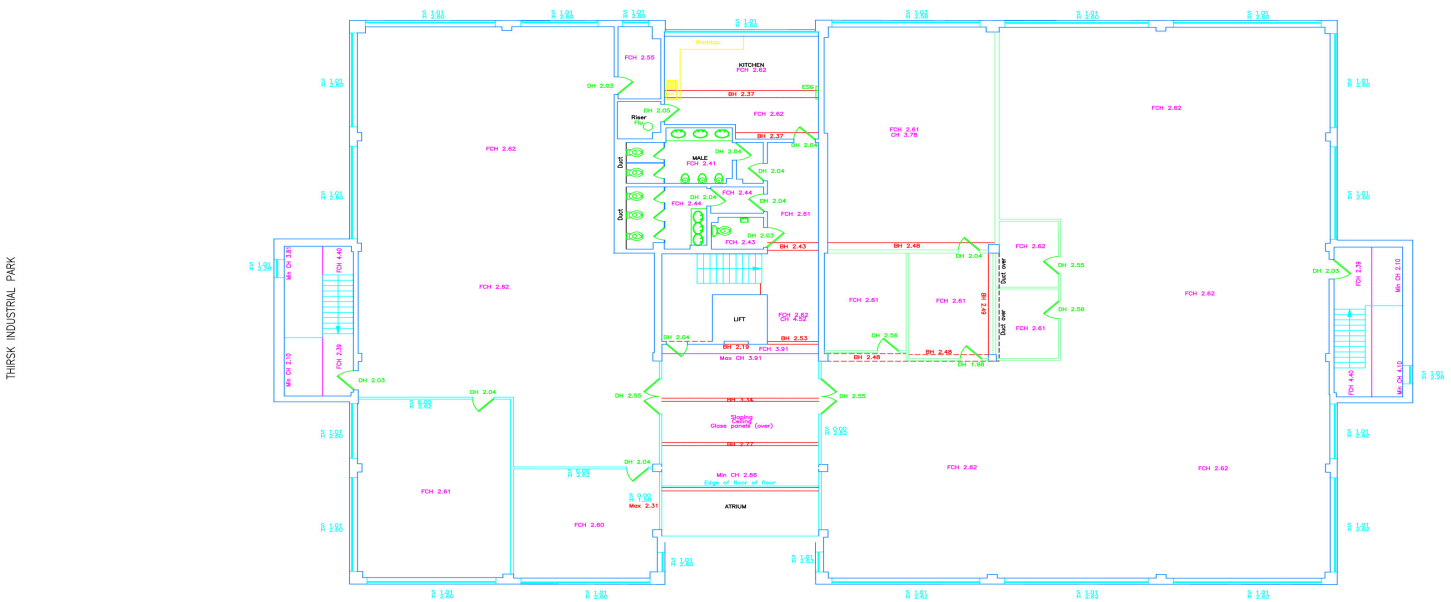
KITCHEN
FCH 2.62
Workbox
ESC
BH 2.37
Riser
WALE
FCH 2.41
Duct
FCH 2.44
FCH 2.43
BH 2.43
BH 2.48
FCH 2.61
FCH 2.62
LIFT
FCH 2.62
CH 4.40
BH 2.19
Max CH 3.91
BH 2.53
Sloping Ceiling
Glass panels' (over)
BH 2.77
Min CH 2.66
Edge of floor of floor
ATRIUM
Max 2.31
FCH 2.60
Dust cover
BH 2.48
FCH 2.62
FCH 2.61
FCH 2.62
FCH 2.62
FCH 2.62

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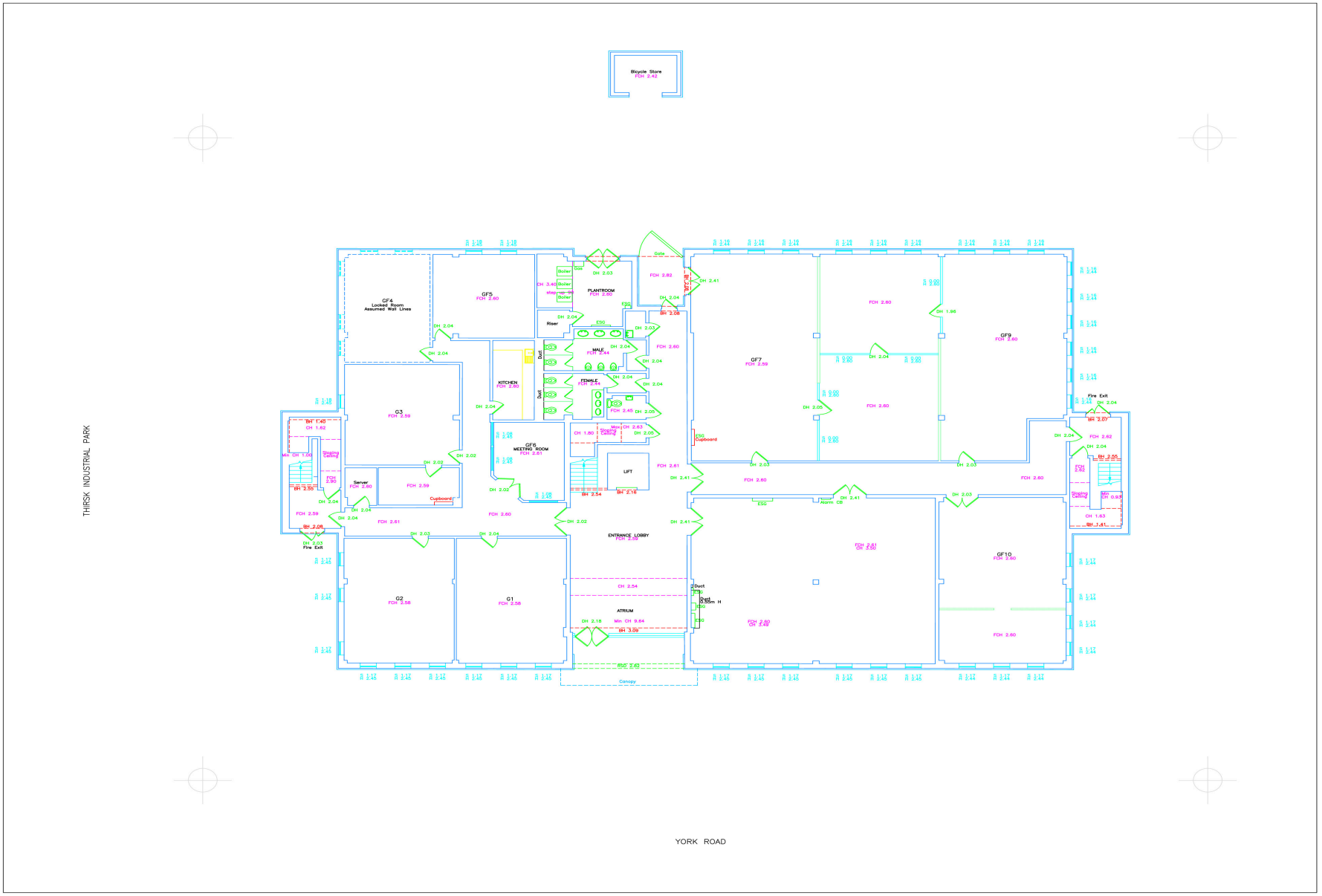

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TITLE

TELEWARE HOUSE
YORK ROAD
THIRSK

GROUND FLOOR PLAN

DRAWING No.	ISSUE
PS-2217-GD	00
SHEET 1 OF 1	

PARAGON SURVEYS
Chartered Surveyors
GEOMATICS: Land & Engineering Surveyors

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PR7 5NT
Tel: (01257) 453200
Fax: (01257) 453211
Email: post@ParagonSurveys.co.uk

RICS CIOB

AVAILABILITY

DESCRIPTION	SIZE	RENT	SERVICE CHARGE
F5	300 sq ft	£575 /month	£75 /month

EPC

C (85)

TO ARRANGE A VIEWING, PLEASE CONTACT



Oliver Brown
0161 220 1999 | 07955 283 889
oliver.brown@hurstwoodholdings.com



Robbie Harrocks
0161 220 1999 | 07842421659
robbie.harrocks@hurstwoodholdings.com


HURSTWOOD
HOLDINGS

Teleware House, Off York Road, Thirsk YO7 3BX - From 330 to 24,758



- BUSINESS CENTRE
- EXCELLENT LOCATION
- UP TO 110 CAR PARKING
- RECENTLY REFURBISHED

HURSTWOOD HOLDINGS



TELEWARE HOUSE

THIRSK | YO7 3BX

TELEWARE HOUSE COMPRISES AN ATTRACTIVE RECENTLY REFURBISHED, DETACHED OFFICE BUILDING ARRANGED ACROSS THREE FLOORS.









SPECIFICATION

The office specification includes:

Suspended ceilings
Integrated recessed LED lighting
110 car parking spaces
Break out areas
Double height /reception area
Air conditioning
Passenger lift

DESCRIPTION

The property is currently utilised as a multi-occupied office building with various sized office suites and workshops. A recent refurbishment has been undertaken at the property which includes:

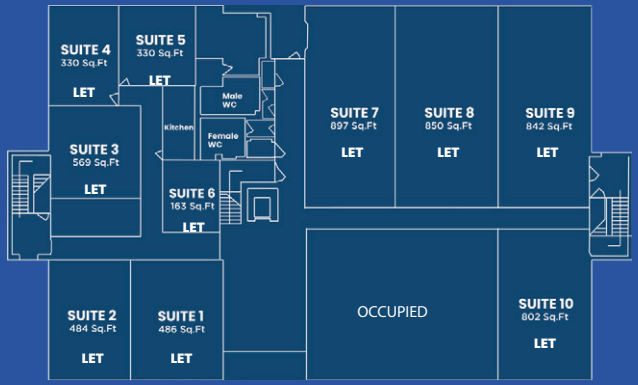
- A newly refurbished modern reception area

- New carpets and decoration of business suites

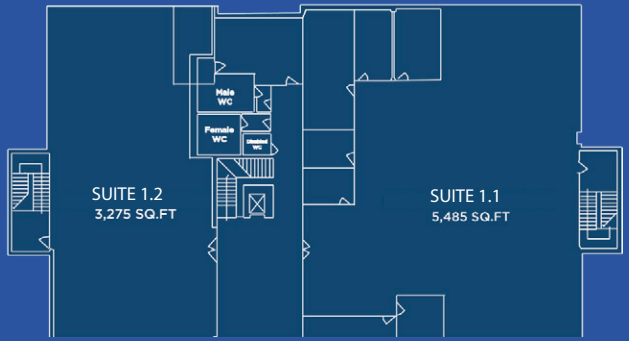
- Flexible leases available for the business centre

FLOOR	SQ.FT	RENT
BUSINESS CENTRE	330 - 3,300	£20 psf
LEFT HAND FIRST FLOOR	3,275	
RIGHT HAND FIRST FLOOR	5,485	
WHOLE FIRST FLOOR	8,760	

GROUND FLOOR - FLOOR PLAN

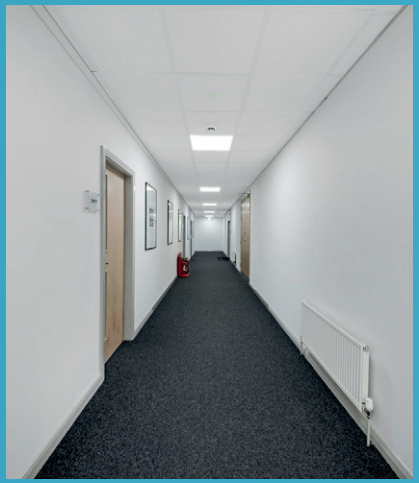


FIRST FLOOR - FLOOR PLAN









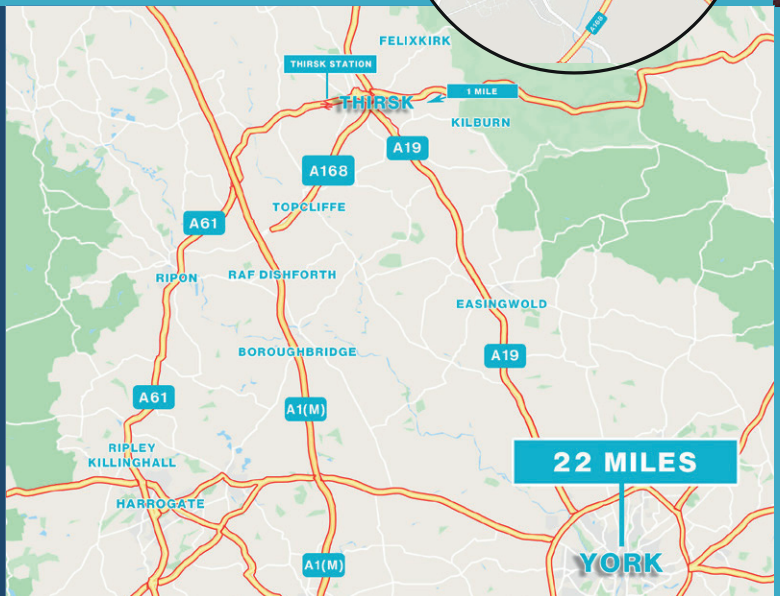
LOCATION

Teleware House is located within the affluent market town of Thirsk, situated 40 miles North East of Leeds and 22 miles North West of York. The property is situated on the northern side of York Road, close to the A19 providing excellent links to nearby motorway network. The area itself is an established commercial location with surrounding users comprising a mix of office, leisure and retail.

Drive Times	Minutes	Miles
Thirsk	4	1.7
York	35	22
Middlesbrough	29	26
Manchester	1 Hr 39	87
Hartlepool	44	37
Leeds	46	38







TERMS

Each suite is available by way of effective full FRI repairing and insuring lease for a term to be agreed.

EPC

The property has an EPC rating of D (85)

RATEABLE VALUE

First Floor Office Rateable Value: £36,500 per Annum. Interested parties are advised to make their own enquiries with the Business Rates Department of Hambleton District Council.

VAT

The property is elected for VAT

VIEWINGS/FURTHER INFORMATION

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01904 659 991

Oliver Brown
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0161 220 1999

LAWRENCE HANNAH
01904 659 800
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HURSTWOOD HOLDINGS