

Image showing phase 1, for illustrative purposes only



FOR SALE / TO LET – Available Summer 2026

Sowerby Gate, Thirsk, North Yorkshire YO7 3FF

Brand New Industrial Units (3,616 sq ft – 8,136 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The site forms part of the larger Sowerby Gateway development which extends to some 70 acres incorporating 950 new homes, together with playing fields, open space, shops and leisure facilities including an Aldi and a Premier Inn, as well as a new primary school. Nearby occupiers also include Screwfix and Tool Station.

DESCRIPTION

The development comprises of 3 brand new industrial/ workshop units incorporating the following specification:

- WC's
- 5M Eaves
- Roller Shutter Loading
- LED Lighting
- 3 Phase Electricity
- Brick & Clock Elevation
- Insulated Profile Sheet Cladding
- Steel Personnel Door



ACCOMMODATION

Description	SQ M	SQ FT
Unit 4	336	3,616
Unit 5	419	4,520
Total	755	8,136

EPC

The EPC's will be provided upon completion.

PLANNING

The development shall only comprise uses within Use Class E(c), E(g) and B8 approved and shall not be used for any other purpose without the formal consent of the Local Planning Authority.

