



# SUMMARY

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

# DESCRIPTION

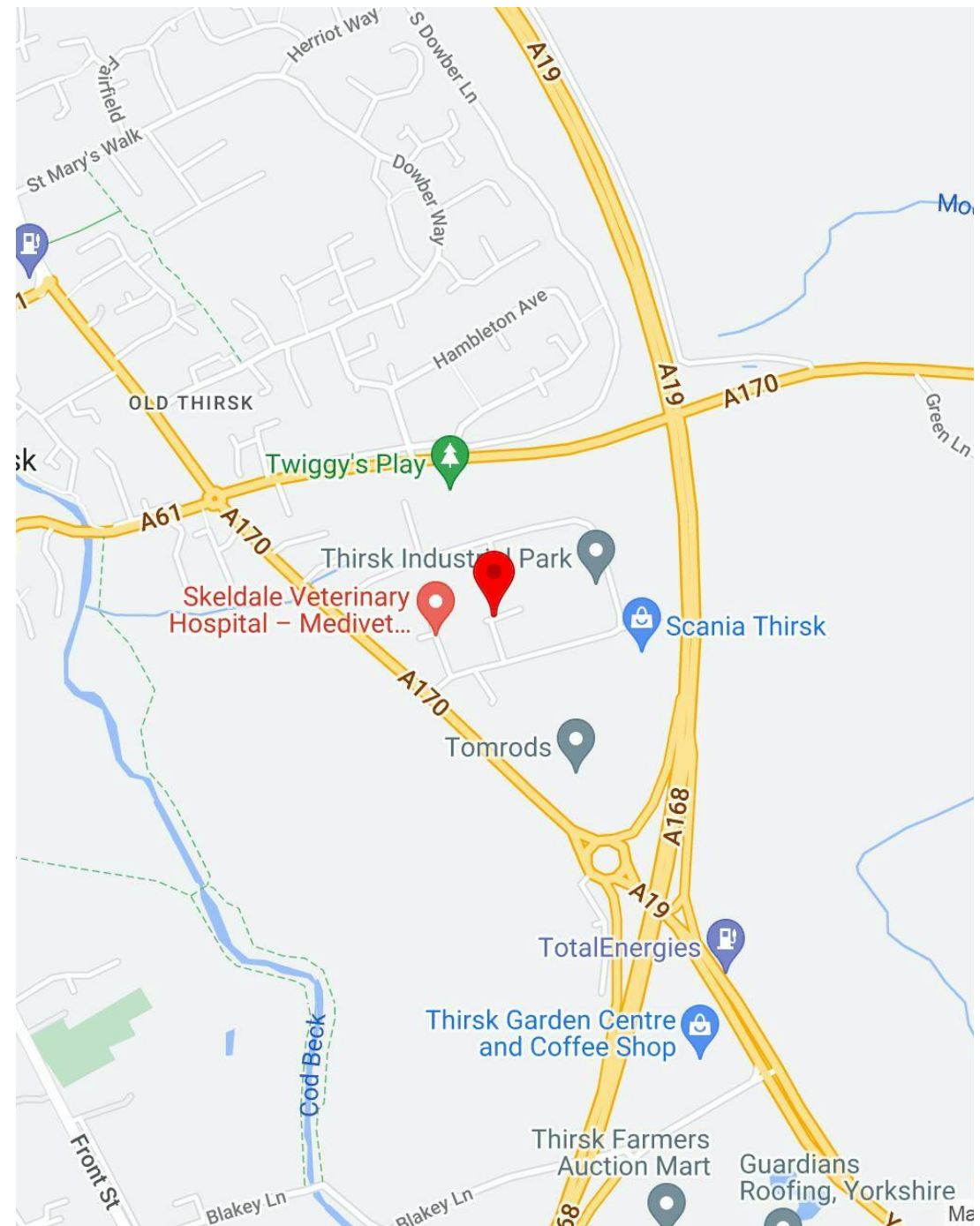
Hurstwood Business Centre presents smart, modern office suites in Thirsk's evolving commercial quarter—offering flexible spaces from approximately 345 Sq. Ft. ft up to 5,450 Sq. Ft., ideal for a range of business sizes. The building boasts an impressive double-height reception that sets a bold impression, 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

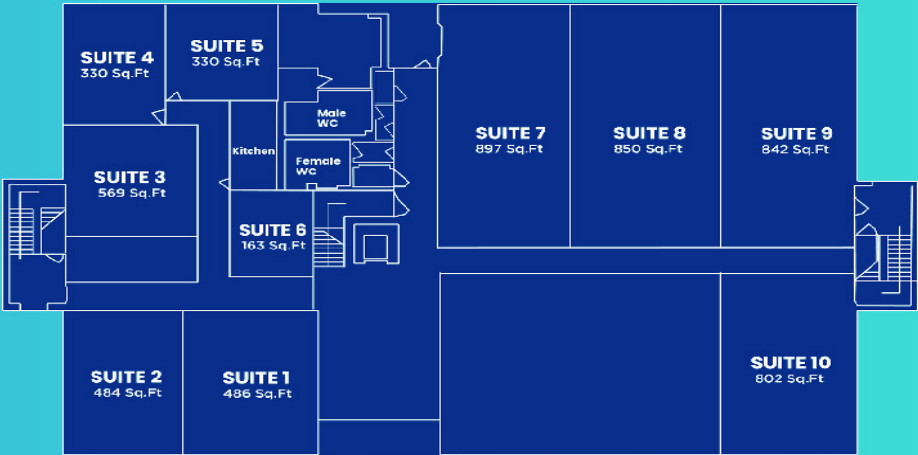


Hurstwood Business Centre, York Road, Thirsk



# TELEWARE HOUSE FLOOR PLAN FOR WEBSITE .PDF

## GROUND FLOOR – FLOOR PLAN



## FIRST FLOOR – FLOOR PLAN

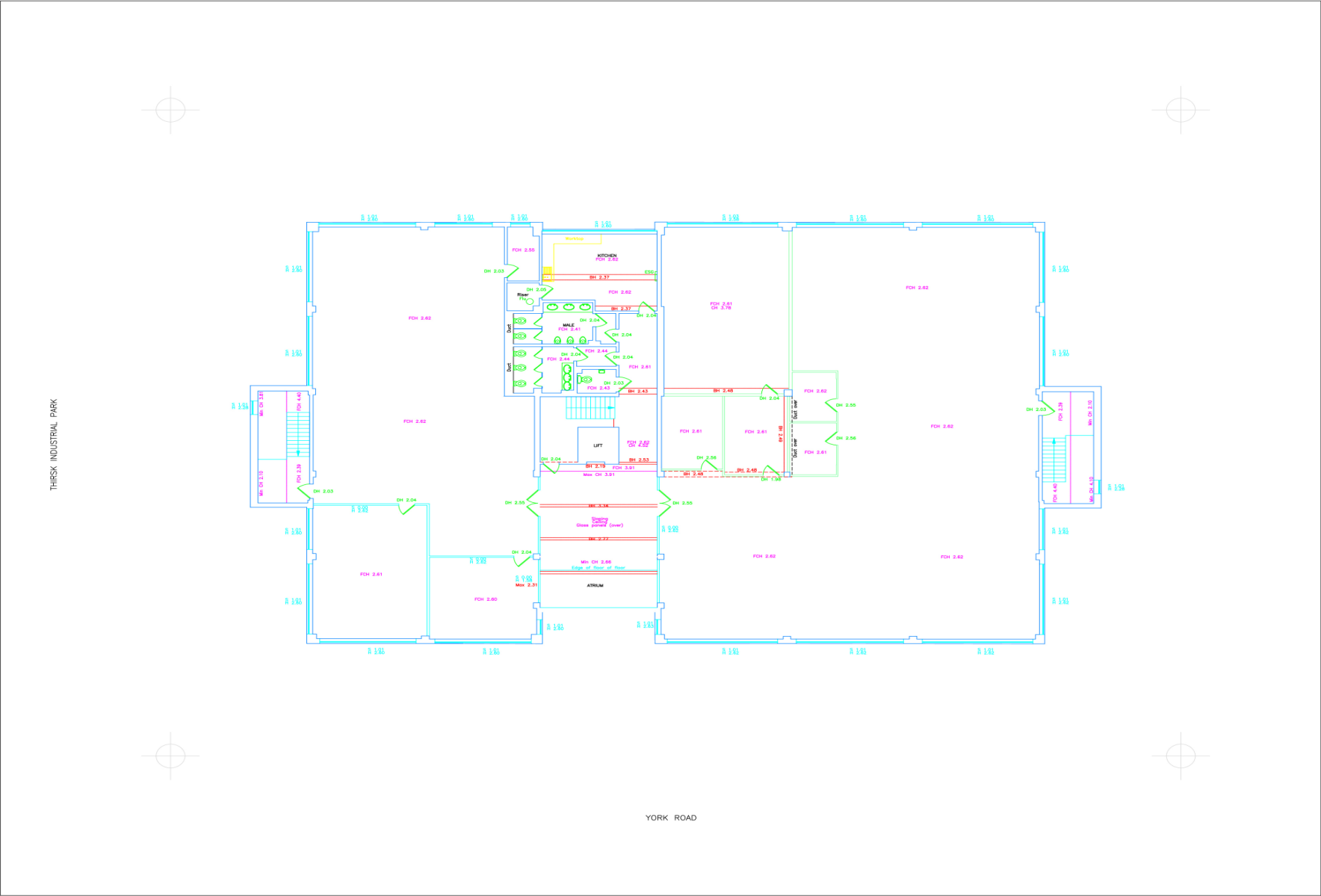


**TELEWARE  
HOUSE**



292 Wood Lane  
Heskin, Chorley  
Lancashire  
PR7 5NT  
Tel: (01257) 453200  
Fax: (01257) 453211

[illegible]



| ABBREVIATIONS |               |      |                     |
|---------------|---------------|------|---------------------|
| A1            | Alarm         | D5   | Door Level          |
| A2            | Alarm Box     | D6   | Door Lock           |
| A3            | Alarm Control | D7   | Door Locking Device |
| A4            | Alarm Panel   | D8   | Door Locking Device |
| A5            | Alarm Panel   | D9   | Door Locking Device |
| A6            | Alarm Panel   | D10  | Door Locking Device |
| A7            | Alarm Panel   | D11  | Door Locking Device |
| A8            | Alarm Panel   | D12  | Door Locking Device |
| A9            | Alarm Panel   | D13  | Door Locking Device |
| A10           | Alarm Panel   | D14  | Door Locking Device |
| A11           | Alarm Panel   | D15  | Door Locking Device |
| A12           | Alarm Panel   | D16  | Door Locking Device |
| A13           | Alarm Panel   | D17  | Door Locking Device |
| A14           | Alarm Panel   | D18  | Door Locking Device |
| A15           | Alarm Panel   | D19  | Door Locking Device |
| A16           | Alarm Panel   | D20  | Door Locking Device |
| A17           | Alarm Panel   | D21  | Door Locking Device |
| A18           | Alarm Panel   | D22  | Door Locking Device |
| A19           | Alarm Panel   | D23  | Door Locking Device |
| A20           | Alarm Panel   | D24  | Door Locking Device |
| A21           | Alarm Panel   | D25  | Door Locking Device |
| A22           | Alarm Panel   | D26  | Door Locking Device |
| A23           | Alarm Panel   | D27  | Door Locking Device |
| A24           | Alarm Panel   | D28  | Door Locking Device |
| A25           | Alarm Panel   | D29  | Door Locking Device |
| A26           | Alarm Panel   | D30  | Door Locking Device |
| A27           | Alarm Panel   | D31  | Door Locking Device |
| A28           | Alarm Panel   | D32  | Door Locking Device |
| A29           | Alarm Panel   | D33  | Door Locking Device |
| A30           | Alarm Panel   | D34  | Door Locking Device |
| A31           | Alarm Panel   | D35  | Door Locking Device |
| A32           | Alarm Panel   | D36  | Door Locking Device |
| A33           | Alarm Panel   | D37  | Door Locking Device |
| A34           | Alarm Panel   | D38  | Door Locking Device |
| A35           | Alarm Panel   | D39  | Door Locking Device |
| A36           | Alarm Panel   | D40  | Door Locking Device |
| A37           | Alarm Panel   | D41  | Door Locking Device |
| A38           | Alarm Panel   | D42  | Door Locking Device |
| A39           | Alarm Panel   | D43  | Door Locking Device |
| A40           | Alarm Panel   | D44  | Door Locking Device |
| A41           | Alarm Panel   | D45  | Door Locking Device |
| A42           | Alarm Panel   | D46  | Door Locking Device |
| A43           | Alarm Panel   | D47  | Door Locking Device |
| A44           | Alarm Panel   | D48  | Door Locking Device |
| A45           | Alarm Panel   | D49  | Door Locking Device |
| A46           | Alarm Panel   | D50  | Door Locking Device |
| A47           | Alarm Panel   | D51  | Door Locking Device |
| A48           | Alarm Panel   | D52  | Door Locking Device |
| A49           | Alarm Panel   | D53  | Door Locking Device |
| A50           | Alarm Panel   | D54  | Door Locking Device |
| A51           | Alarm Panel   | D55  | Door Locking Device |
| A52           | Alarm Panel   | D56  | Door Locking Device |
| A53           | Alarm Panel   | D57  | Door Locking Device |
| A54           | Alarm Panel   | D58  | Door Locking Device |
| A55           | Alarm Panel   | D59  | Door Locking Device |
| A56           | Alarm Panel   | D60  | Door Locking Device |
| A57           | Alarm Panel   | D61  | Door Locking Device |
| A58           | Alarm Panel   | D62  | Door Locking Device |
| A59           | Alarm Panel   | D63  | Door Locking Device |
| A60           | Alarm Panel   | D64  | Door Locking Device |
| A61           | Alarm Panel   | D65  | Door Locking Device |
| A62           | Alarm Panel   | D66  | Door Locking Device |
| A63           | Alarm Panel   | D67  | Door Locking Device |
| A64           | Alarm Panel   | D68  | Door Locking Device |
| A65           | Alarm Panel   | D69  | Door Locking Device |
| A66           | Alarm Panel   | D70  | Door Locking Device |
| A67           | Alarm Panel   | D71  | Door Locking Device |
| A68           | Alarm Panel   | D72  | Door Locking Device |
| A69           | Alarm Panel   | D73  | Door Locking Device |
| A70           | Alarm Panel   | D74  | Door Locking Device |
| A71           | Alarm Panel   | D75  | Door Locking Device |
| A72           | Alarm Panel   | D76  | Door Locking Device |
| A73           | Alarm Panel   | D77  | Door Locking Device |
| A74           | Alarm Panel   | D78  | Door Locking Device |
| A75           | Alarm Panel   | D79  | Door Locking Device |
| A76           | Alarm Panel   | D80  | Door Locking Device |
| A77           | Alarm Panel   | D81  | Door Locking Device |
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| A79           | Alarm Panel   | D83  | Door Locking Device |
| A80           | Alarm Panel   | D84  | Door Locking Device |
| A81           | Alarm Panel   | D85  | Door Locking Device |
| A82           | Alarm Panel   | D86  | Door Locking Device |
| A83           | Alarm Panel   | D87  | Door Locking Device |
| A84           | Alarm Panel   | D88  | Door Locking Device |
| A85           | Alarm Panel   | D89  | Door Locking Device |
| A86           | Alarm Panel   | D90  | Door Locking Device |
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| A88           | Alarm Panel   | D92  | Door Locking Device |
| A89           | Alarm Panel   | D93  | Door Locking Device |
| A90           | Alarm Panel   | D94  | Door Locking Device |
| A91           | Alarm Panel   | D95  | Door Locking Device |
| A92           | Alarm Panel   | D96  | Door Locking Device |
| A93           | Alarm Panel   | D97  | Door Locking Device |
| A94           | Alarm Panel   | D98  | Door Locking Device |
| A95           | Alarm Panel   | D99  | Door Locking Device |
| A96           | Alarm Panel   | D100 | Door Locking Device |

| 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                           |  |  |  |

08

Original Issue

SA

HM

25/09/2022

Issue

Details

By

CHW

Date

SURVEYED BY

SA / WA

DRAWN BY

SA

SCALE

1:100

DATE OF ISSUE

MARCH 2022

TITLE

TELEWARE HOUSE  
YORK ROAD  
THIRSK

SECOND FLOOR PLAN

DRAWING No.

PS-2217-02

ISSUE

00

PARAGON SURVEYS

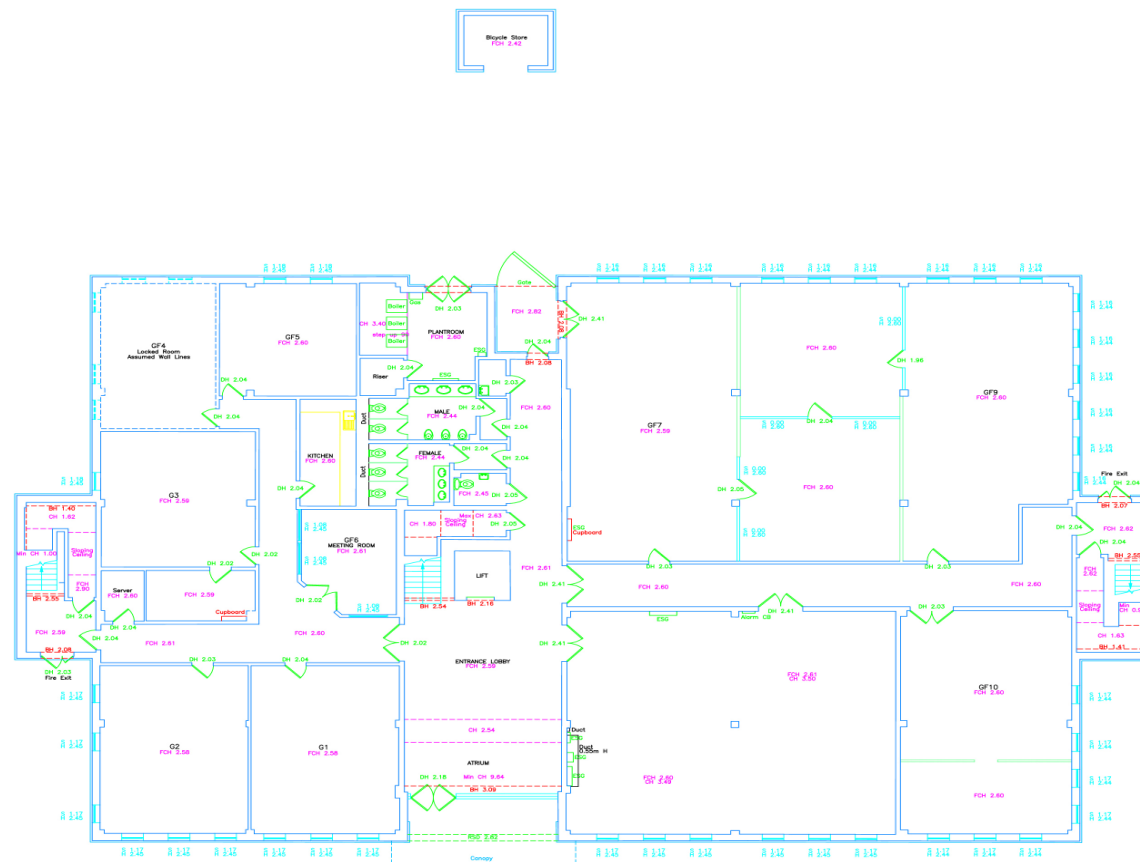
Chartered Surveyors

GEOMATICS Land & Engineering Surveyors

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

RICS

CIOB



THIRSK INDUSTRIAL PARK

YORK ROAD

| ABBREVIATIONS |                  |    |                 |
|---------------|------------------|----|-----------------|
| A1            | Alarm            | DB | Data Base       |
| A2            | Alarm            | DC | Direct Current  |
| A3            | Air Conditioning | DE | Decontamination |
| A4            | Alarm            | DE | Decontamination |
| A5            | Alarm            | DE | Decontamination |
| A6            | Alarm            | DE | Decontamination |
| A7            | Alarm            | DE | Decontamination |
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| A99           | Alarm            | DE | Decontamination |
| A100          | Alarm            | DE | Decontamination |

## NOTES

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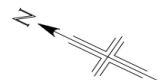
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DASHED LINE INDICATES ASSUMED DETAIL

\_\_\_\_\_

|       |                |    |       |           |  |
|-------|----------------|----|-------|-----------|--|
|       |                |    |       |           |  |
|       |                |    |       |           |  |
|       |                |    |       |           |  |
| 00    | Original Issue | SA | HM    | 25/8/2022 |  |
| Issue | Details        | By | Chk'd | Date      |  |



|                                    |                       |                       |
|------------------------------------|-----------------------|-----------------------|
| SURVEYED BY<br><b>SA / WA</b>      | DRAWN BY<br><b>SA</b> | SCALE<br><b>1:100</b> |
| DATE OF ISSUE<br><b>MARCH 2022</b> |                       | <b>@ A1</b>           |

|       |                                       |
|-------|---------------------------------------|
| TITLE | TELEWARE HOUSE<br>YORK ROAD<br>THIRSK |
|-------|---------------------------------------|

GROUND FLOOR PLAN

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

**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](mailto:post@ParagonSurveys.co.uk)



# AVAILABILITY

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DESCRIPTION

G5

SIZE

312 sq ft

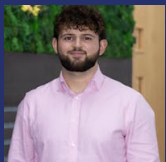
RENT

£624 /month

SERVICE CHARGE

£52 /month

**TO ARRANGE A VIEWING, PLEASE CONTACT**



**Oliver Brown**

0161 220 1999 | 07955 283 889

[oliver.brown@hurstwoodholdings.com](mailto:oliver.brown@hurstwoodholdings.com)



**Robbie Harrocks**

0161 220 1999 | 07842421659

[robbie.harrocks@hurstwoodholdings.com](mailto: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

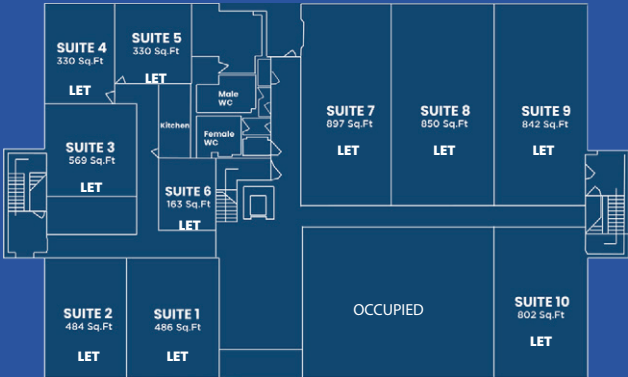
# DESCRIPTION

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:

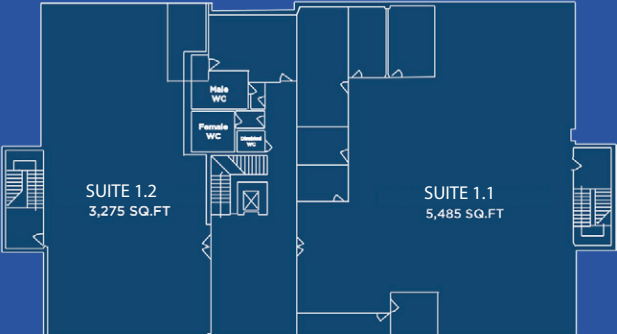
- A newly refurbished modern reception area
- New carpets and decoration of business suites
- Flexible leases available for the business centre

| 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



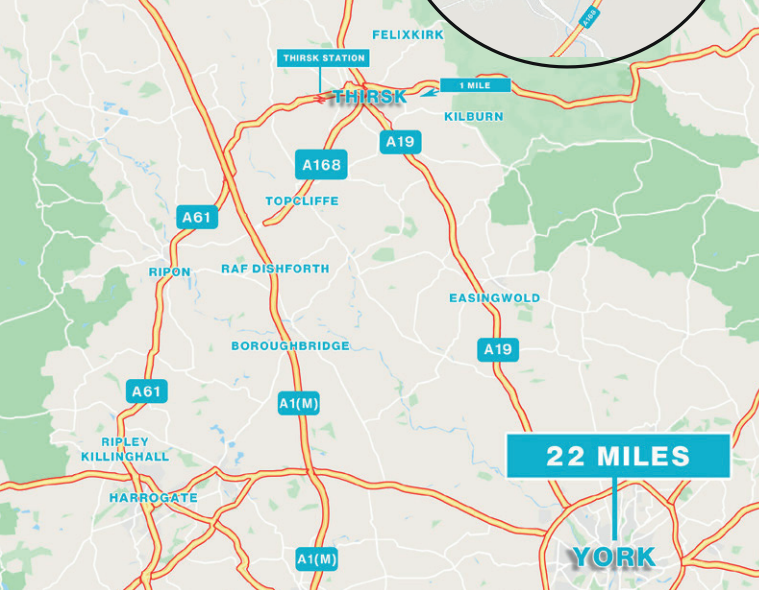
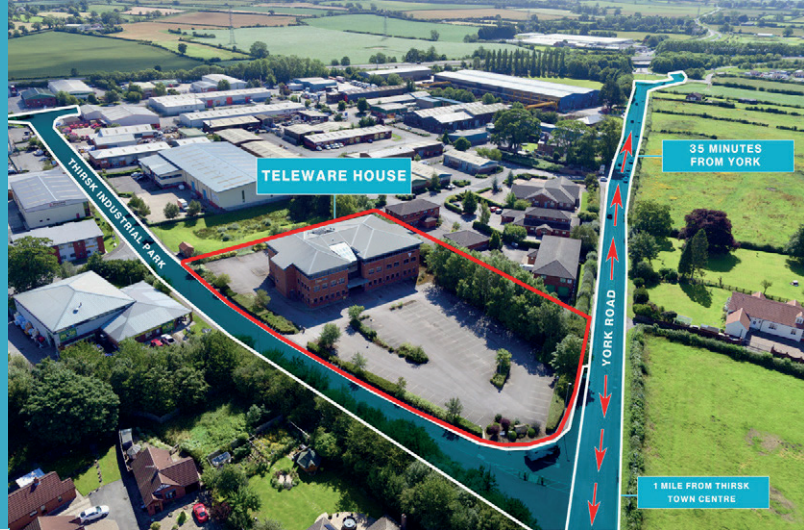
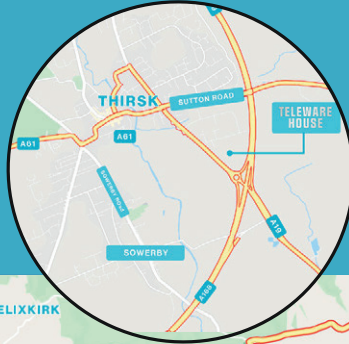
## FIRST FLOOR – FLOOR PLAN



# 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  
oliver.brown@hurstwoodholdings.com  
0161 220 1999

