

HARROGATE 47

JUNCTION 47 A1(M)
HG5 0XJ

www.harrogate47.co.uk

NOW
AVAILABLE

**Newly Constructed Highly Prominent
Industrial / Warehouse Units**

Units from **5,470 - 30,725 sq ft**
(508.2 - 2,854.5 sq m)

FOR SALE / TO LET



**BREEAM
Excellent**



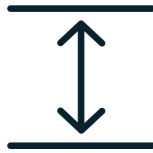
**EPC
A Rating**



High quality specification



Scan for 3D view of indicative tenant fitout of mezzanine



Eaves height of 9.5 metres



Floor loading 30 kN per sq.m



Ground level loading doors



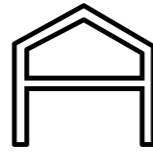
70 KVA power supply per unit



Dedicated parking with EV charging spaces



Ability to combine units



50% of GIA at first floor with 5m undercroft



10% roof lights



Green credentials



BREEAM Excellent



EPC A Rating



Solar PV ready



Low flow fittings



Site plan

The units have been designed with flexibility in mind and are available individually or on a combined basis from 5,470 up to 30,725 sq ft (508.2 - 2,854.5 sq m).

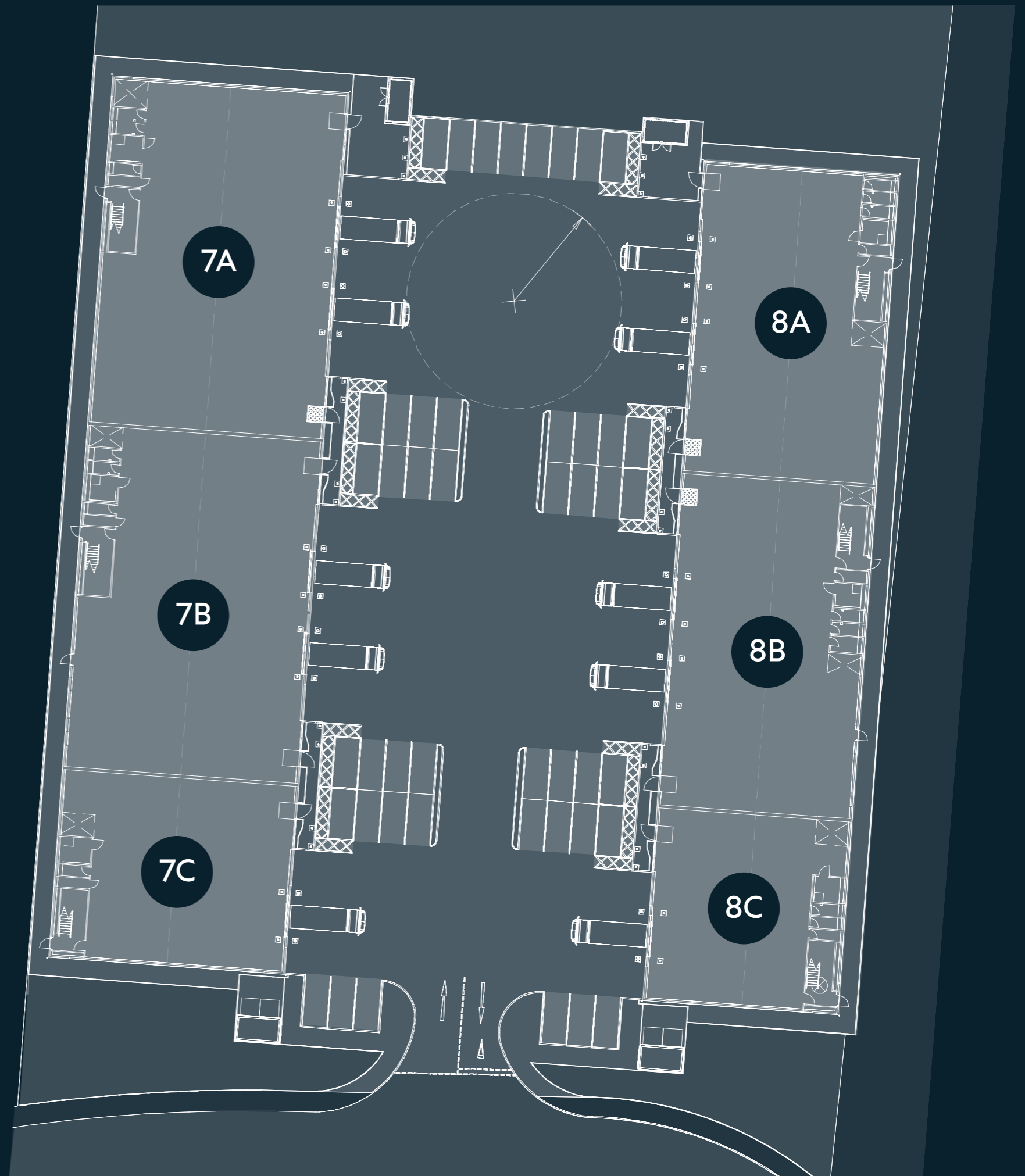
Accommodation

| | Ground Floor Sq Ft | First Floor Sq Ft | Total GIA Sq Ft |
|------------------|-----------------------|----------------------|--------------------|
| UNIT 7A | 8,027 | 4,105 | 12,132 |
| UNIT 7B | 8,006 | 4,098 | 12,104 |
| UNIT 7C | 4,336 | 2,215 | 6,551 |
| Sub-Total | 20,335 | 10,390 | 30,725 |
| UNIT 8A | 5,921 | 2,993 | 8,914 |
| UNIT 8B | 6,413 | 3,249 | 9,662 |
| UNIT 8C | 3,640 | 1,830 | 5,470 |
| Sub-Total | 15,974 | 8,072 | 24,046 |

Units can be occupied on an individual basis or in combination.

Planning

All units benefit from B2, B8 and E Class planning consent, with no hours of use restrictions.



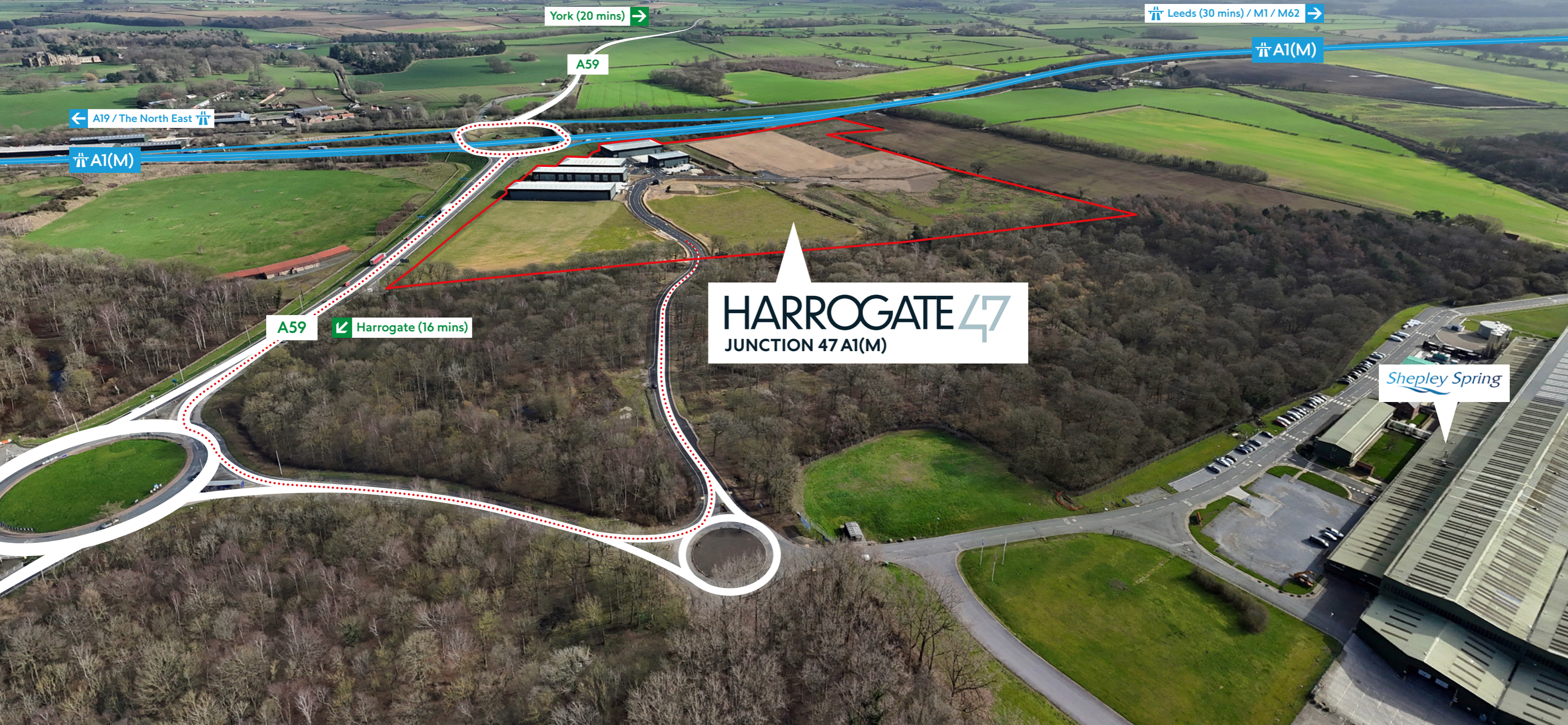
Perfectly placed

Harrogate 47 is located off the A59 and is adjacent to Junction 47 of the A1(M) Motorway. The site is in close proximity to a number of affluent North Yorkshire towns such as Knaresborough, Harrogate and York whilst also benefitting from access to Leeds, Hull and Sheffield via the M1 and M62 Motorways. The site is located to the south of the A59 and is situated in an attractive position with strong prominence from the A1(M) Motorway.

Harrogate 47 is perfectly placed within the Golden Triangle of Harrogate, York & Leeds



Prime position



York (20 mins) →

Leeds (30 mins) / M1 / M62 →

A1(M)

A19 / The North East ←

A1(M)

A59

A59

Harrogate (16 mins) ←

HARROGATE 47
JUNCTION 47 A1(M)

Shepley Spring

Further Information



A JOINT DEVELOPMENT BY

BRIDGES
Fund Management



HARROGATE 47

Terms

Units are available on freehold or leasehold terms. For further information, please contact the joint agents.

VAT

VAT will be charged where applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred.

Contacts

For all enquiries please contact the joint agents:

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