

HARROGATE 47

JUNCTION 47 A1(M)
HG5 0XJ

www.harrogate47.co.uk

NOW
AVAILABLE

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

Unit 9 **19,554 sq ft** (1,816.6 sq m)

Unit 10 **21,378 sq ft** (1,986 sq m)

FOR SALE / TO LET



BREEAM
Excellent

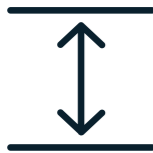


EPC
A Rating

High quality specification



Scan for 3D view of indicative tenant fitout (Cat B) of 1st floor office



Eaves height of 9.5 metres



Large secure yard & loading area



2 electric ground level loading doors per unit



Headquarter quality offices & welfare facilities



Separate and generous car parking provision with EV charging



Floor loading 30 kN per sq.m



8 person passenger lift



10% roof lights

Green credentials



BREEAM Excellent



EPC A Rating



Solar PV ready



Low flow fittings



Site plan

Planning

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

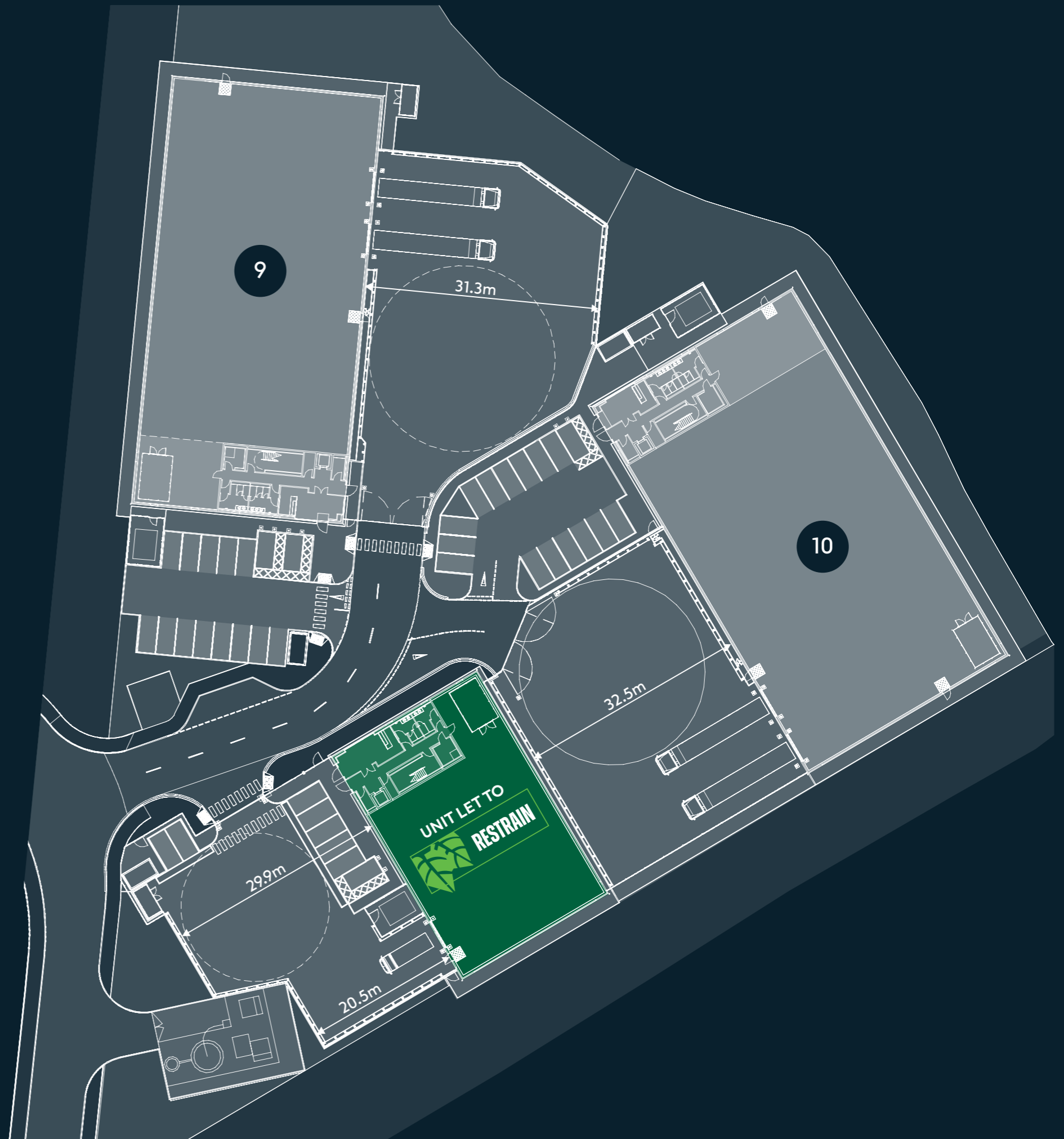
Accommodation

UNIT 9

Floor	Sq M	Sq Ft
Warehouse	1,436.1	15,458
First Floor Office	231.2	2,489
Ground Floor Office	149.3	1,607
TOTAL GIA	1,816.6	19,554
Loading Doors		2
Car Parking Spaces		15

UNIT 10

Floor	Sq M	Sq Ft
Warehouse	1,588.6	17,100
First Floor Office	256.4	2,760
Ground Floor Office	141	1,518
TOTAL GIA	1,986	21,378
Loading Doors		2
Car Parking Spaces		16



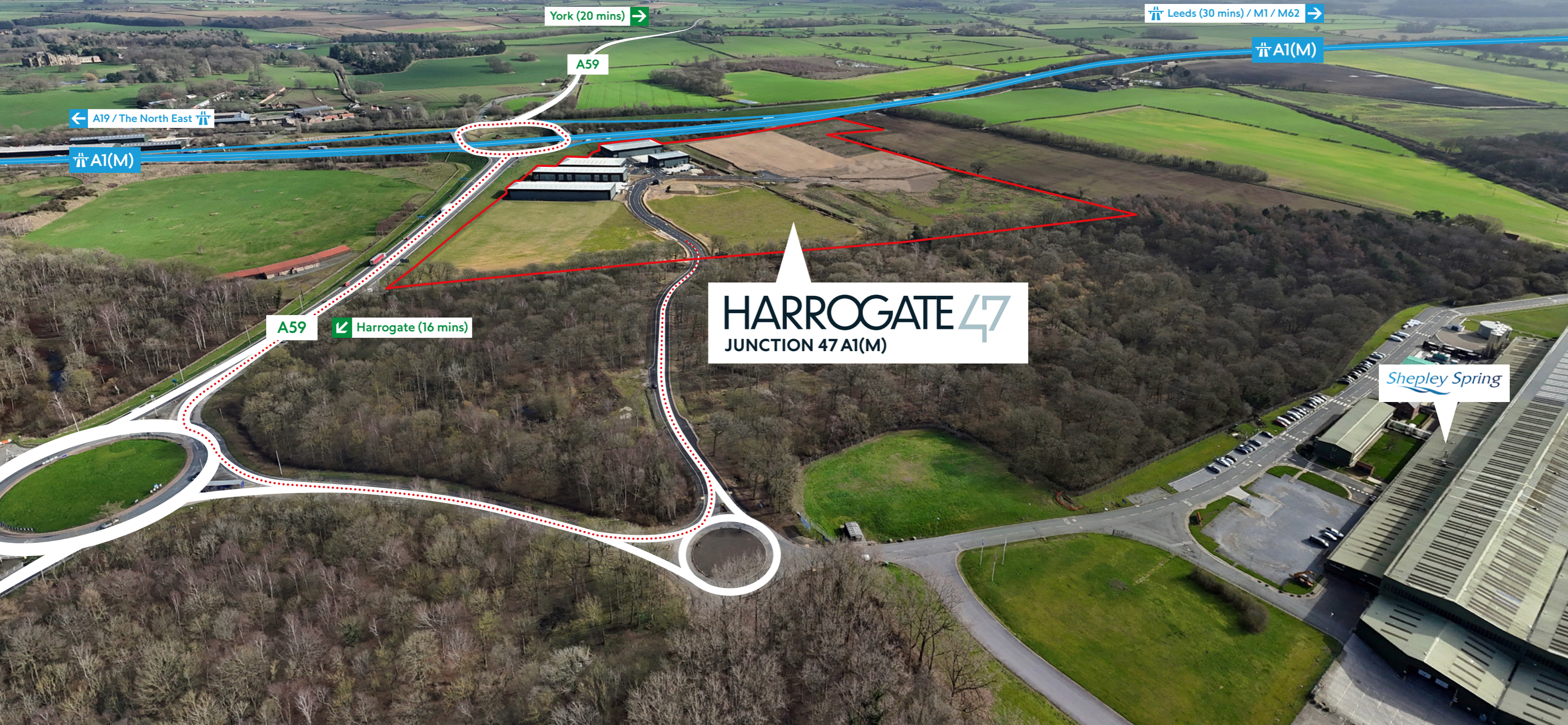
Perfectly placed

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



← A19 / The North East

A1(M)

York (20 mins) →

A59

Leeds (30 mins) / M1 / M62 →

A1(M)

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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