

HARROGATE 47

JUNCTION 47 A1(M)
HG5 0XJ

FOR SALE / TO LET



BUILD TO SUIT INDUSTRIAL AND LOGISTICS UNITS
UP TO 200,000 SQ FT

PLACE YOURSELF IN POLE POSITION

Detailed planning
SECURED

Delivery within
12 MONTHS
from legals exchanging

Infrastructure and
utilities into site

Flexibility for units up to
200,000 SQ FT



York (20 mins) →

Leeds (30 mins) / M1 / M62 →

← A19 / The North East

A1(M)

47

A59

Units 9 & 10 Available Now

Units 7 & 8 Available Now

Detailed planning secured for 47,146 sq ft

Phase 3 - 6 Build to Suit up to 200,000 sq ft

Detailed planning secured for 72,549 sq ft

Retail / Concession Phase

HARROGATE 47
JUNCTION 47 A1(M)

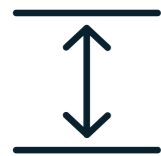
A59

Harrogate (16 mins)

Shepley Spring

MASTERPLAN

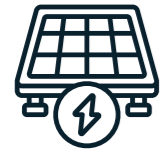
High Quality Warehouse and Office Space Tailored to your Specification



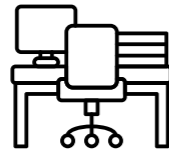
Up to 18 metres building height



Up to 9MVA power supply



Roof ready for PV panels



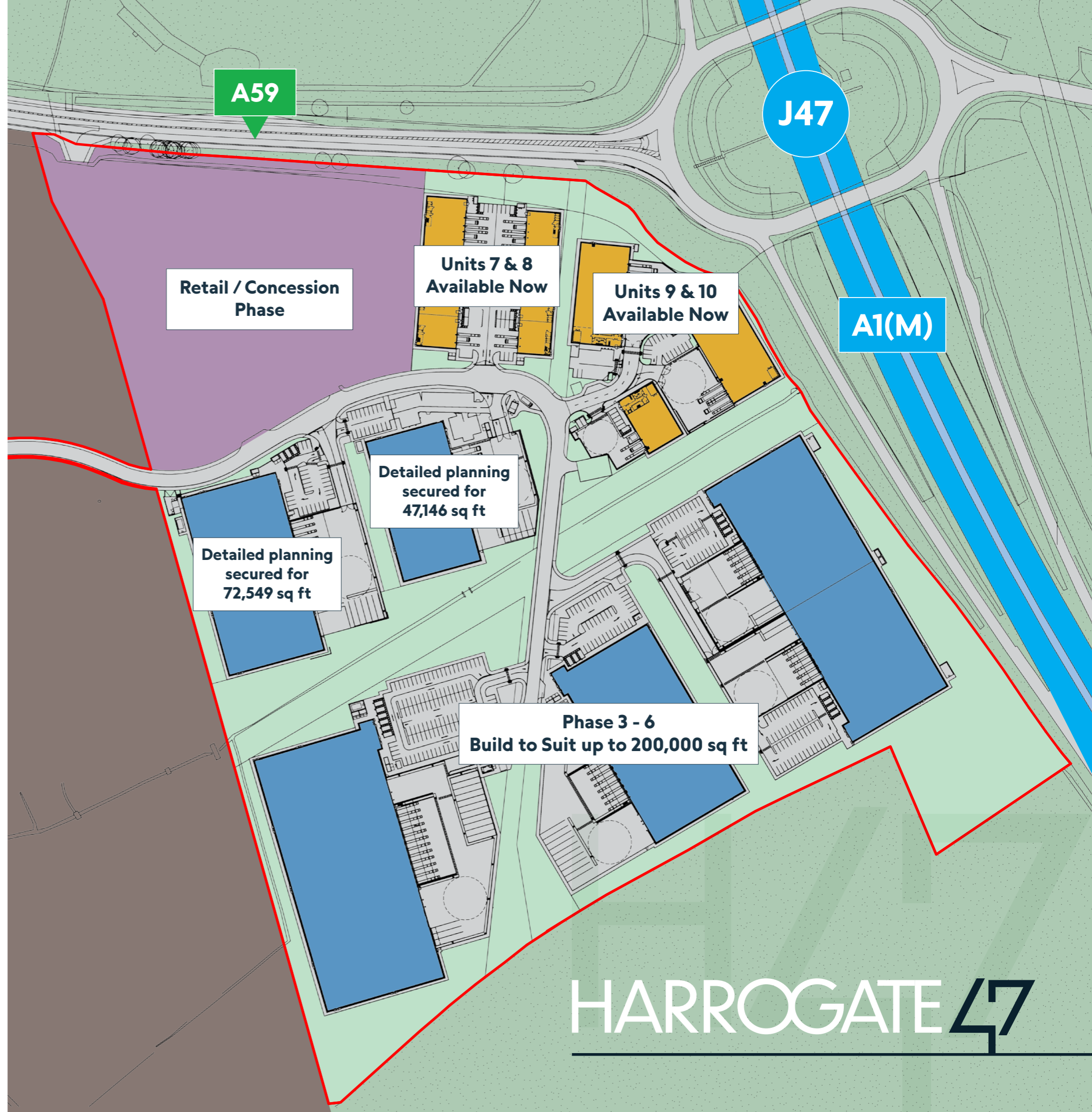
High quality office and amenity areas



Targeting BREEAM Excellent



Targeting EPC A rating



HARROGATE 47

Leeds (30 mins) / M1 / M62 →

A1(M)

← York (20 mins)

Phase 3 - 6
Build to Suit up to 200,000 sq ft

47

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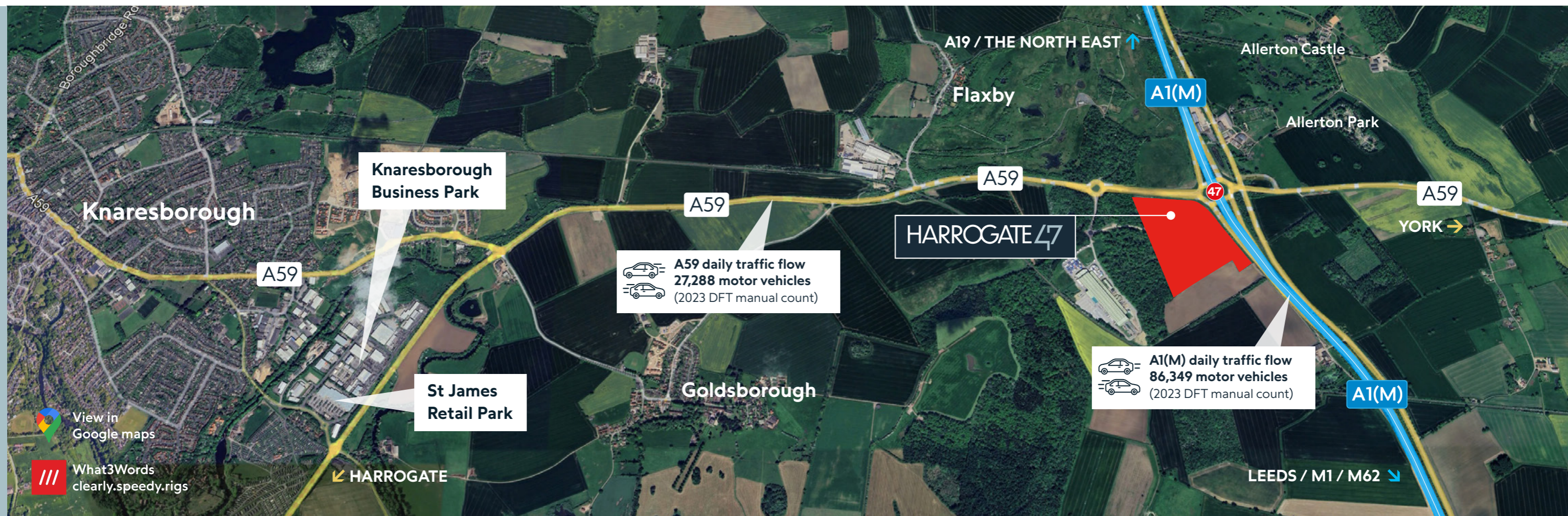
Retail / Concession
Phase

Harrogate (16 mins) ↘

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



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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