

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

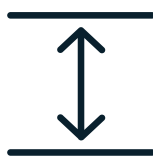


EPC
A Rating

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

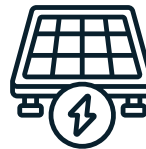
Green credentials



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.

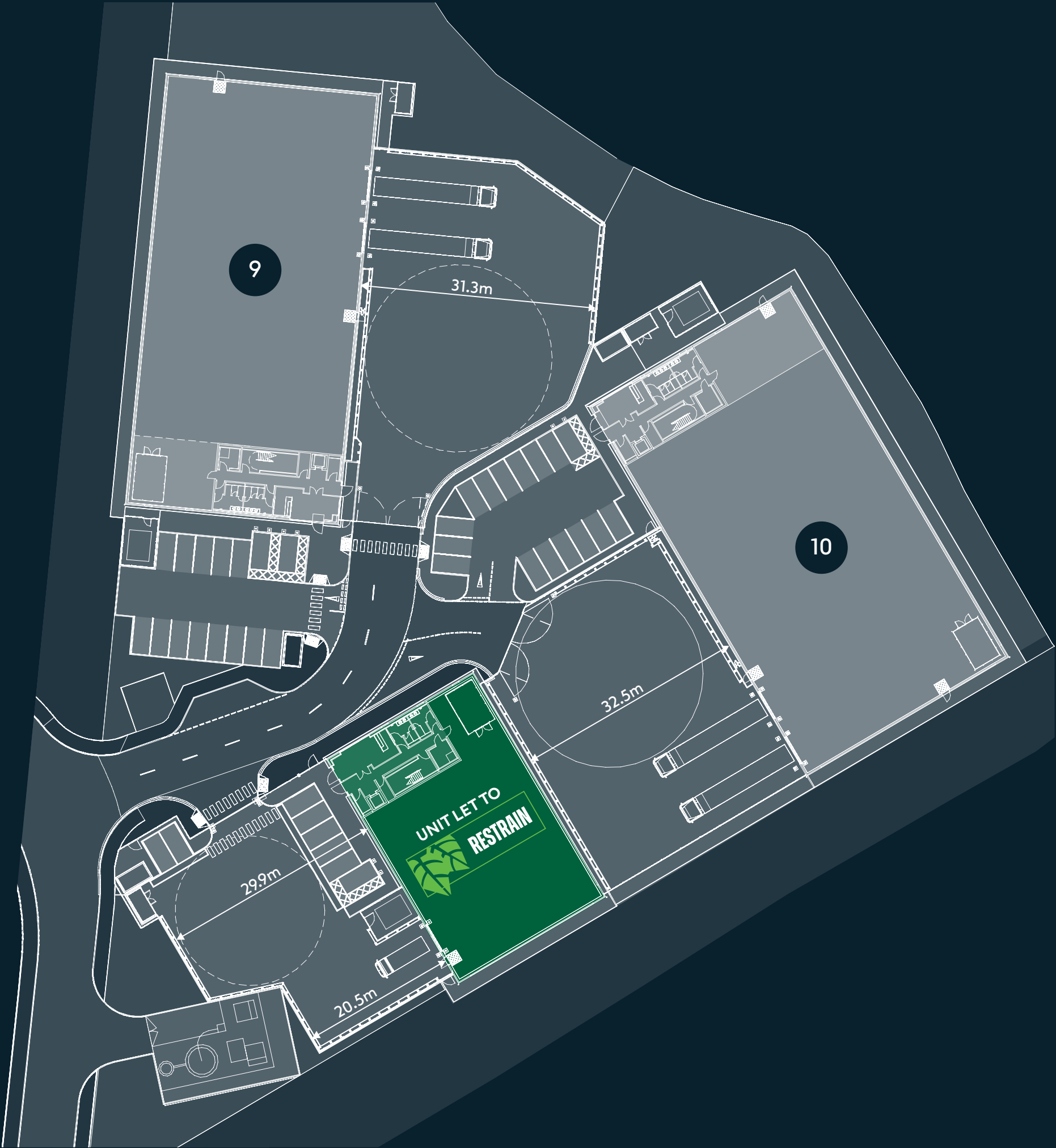
Accommodation

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



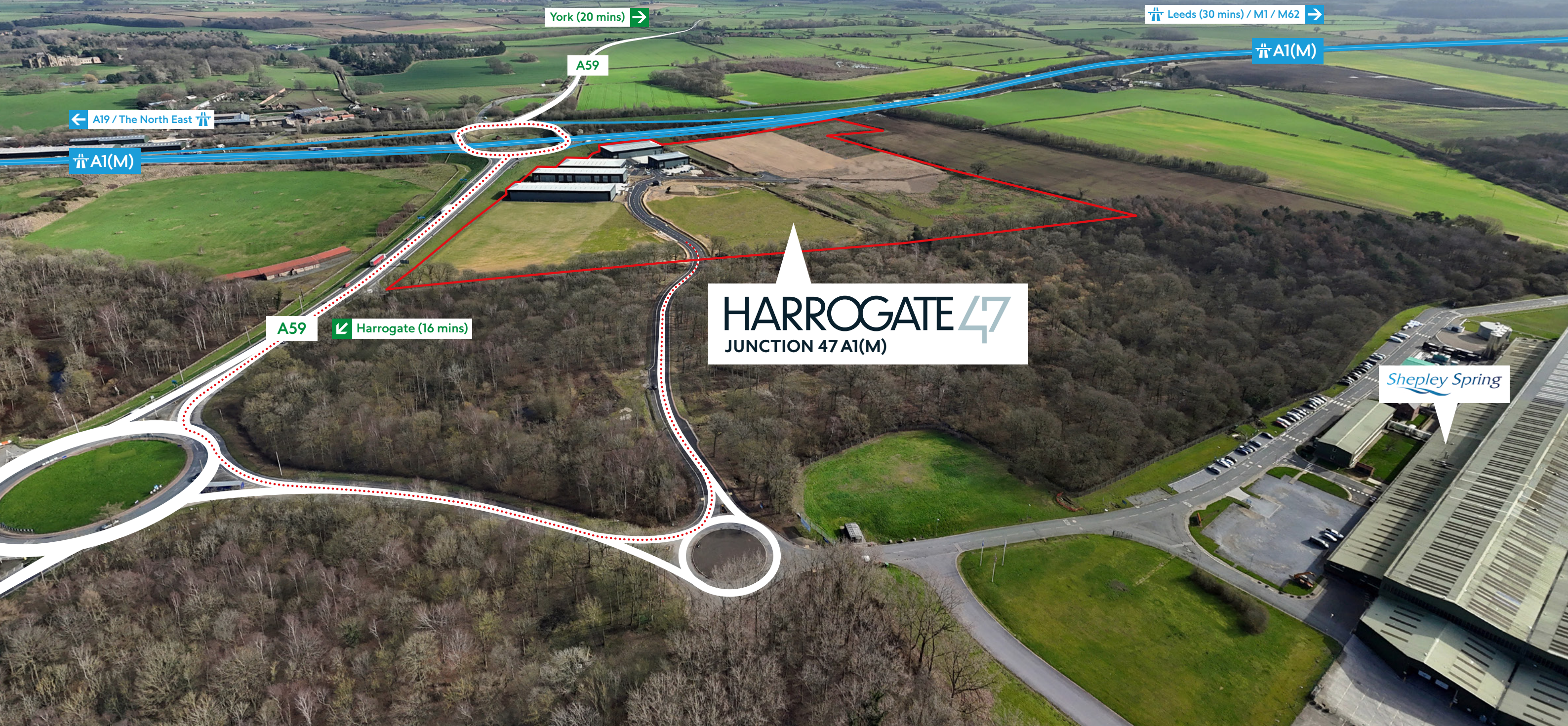
Perfectly placed

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



Further Information



A JOINT DEVELOPMENT BY

BRIDGES
Fund Management



HARROGATE 47

IMPORTANT NOTICE. These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
Feb 26. Design by www.thedesignexchange.co.uk

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:

Paul Mack
07921 933 636
paul@gvproperty.co.uk

Danielle Raunjak
07714 145 984
danielle.raunjak@cbre.com

Daniel Walker
07920 151 117
daniel@gvproperty.co.uk

Eve Murphy
07345 481201
eve.murphy@cbre.com



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