www.harrogate47.co.uk

HARROGATE 47

JUNCTION 47 A1(M)
HG5 0XJ



FOR SALE / TO LET

Design and Build Opportunities

Prime Industrial / Warehouse Premises

up to 200,000 sq ft

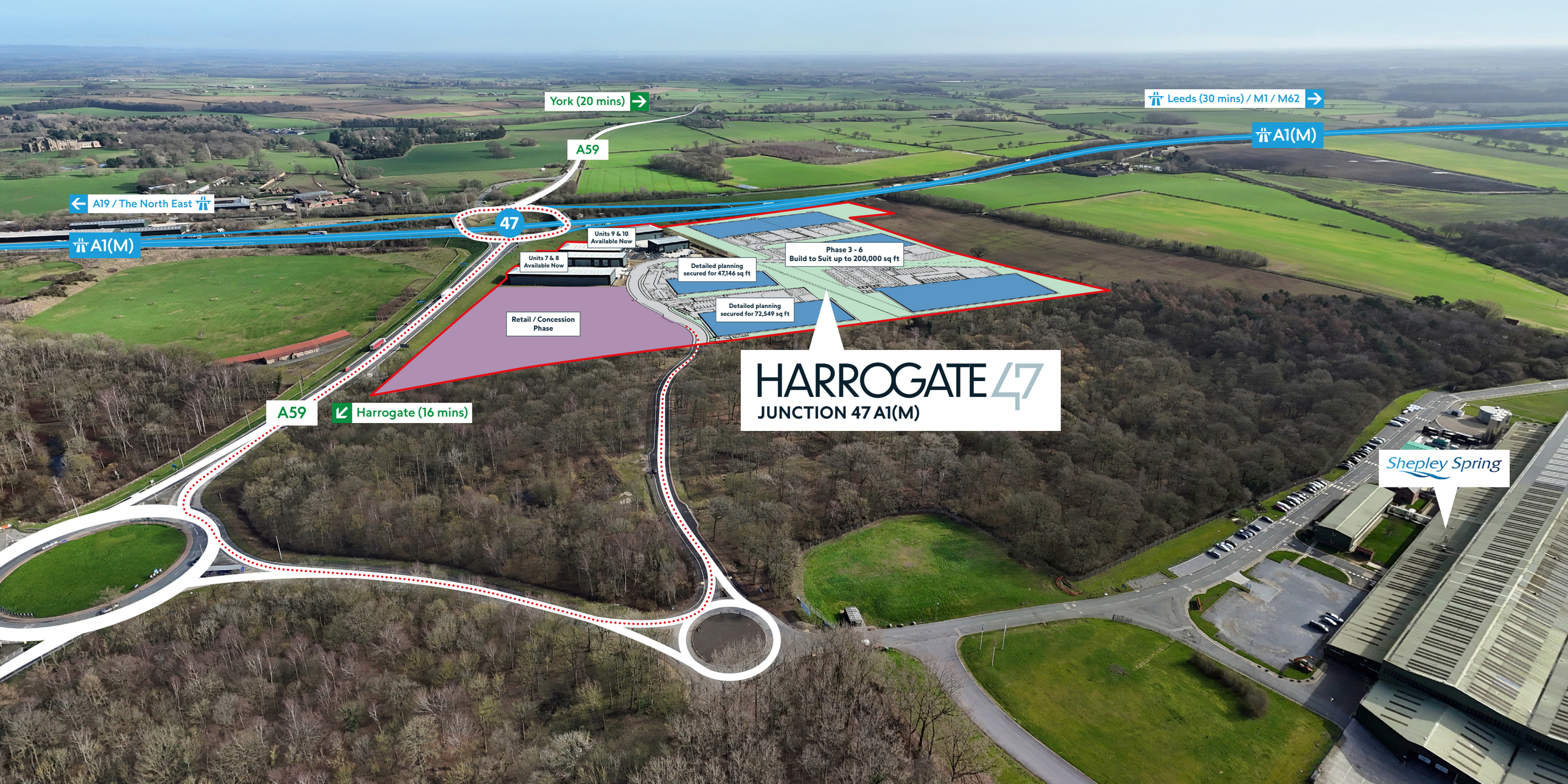
Place yourself in pole position

Detailed planning
SECURED

12 Months
Deliver within 12 months
from legals exchanging

Infrastructure & Utilities into site

Flexibility for units up to
200,000 sq ft



Masterplan

High Quality Warehouse and Office Space Tailored to your Specification

Eaves height
up to XX metres

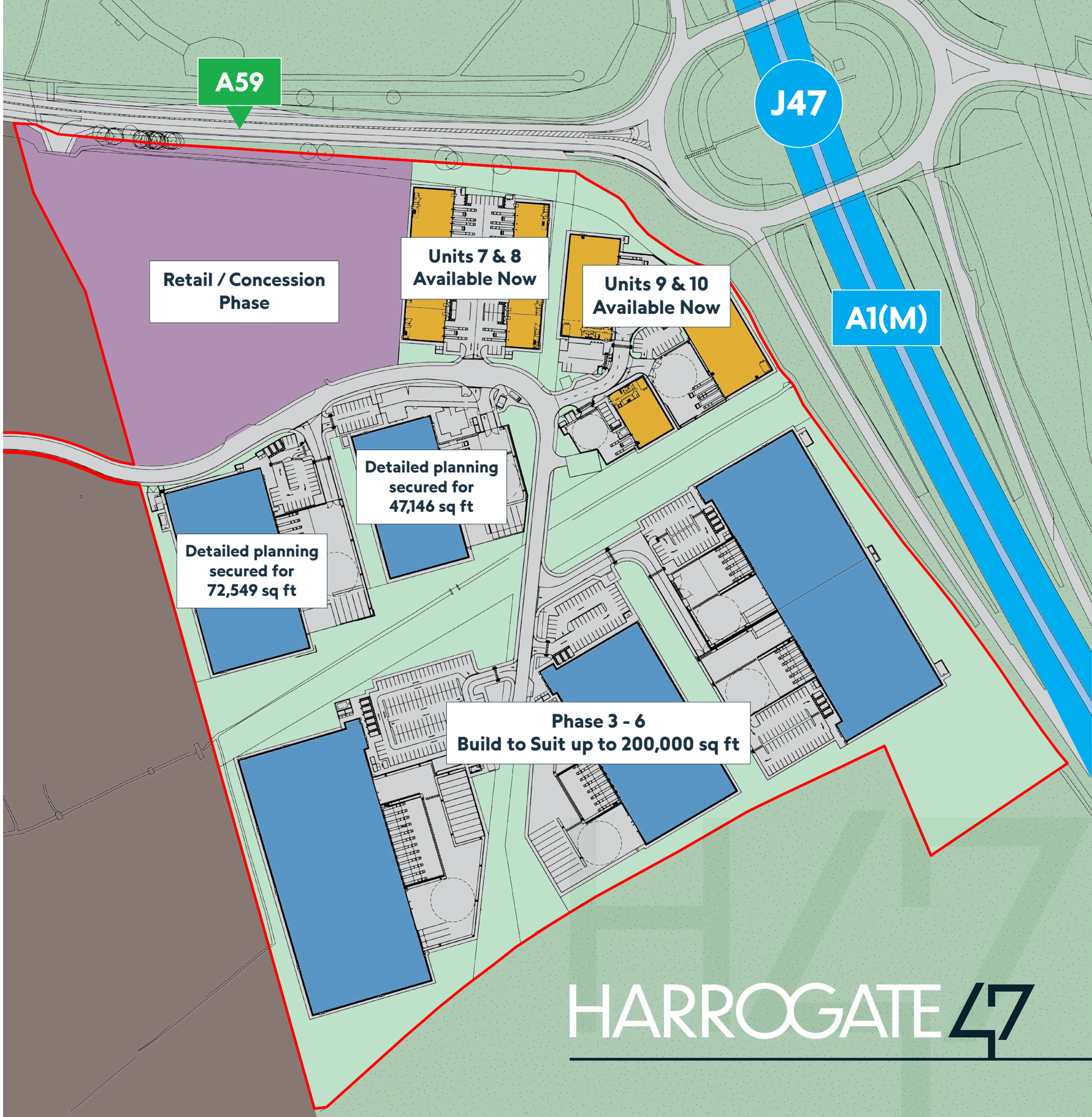
Up to XX KVA
power supply

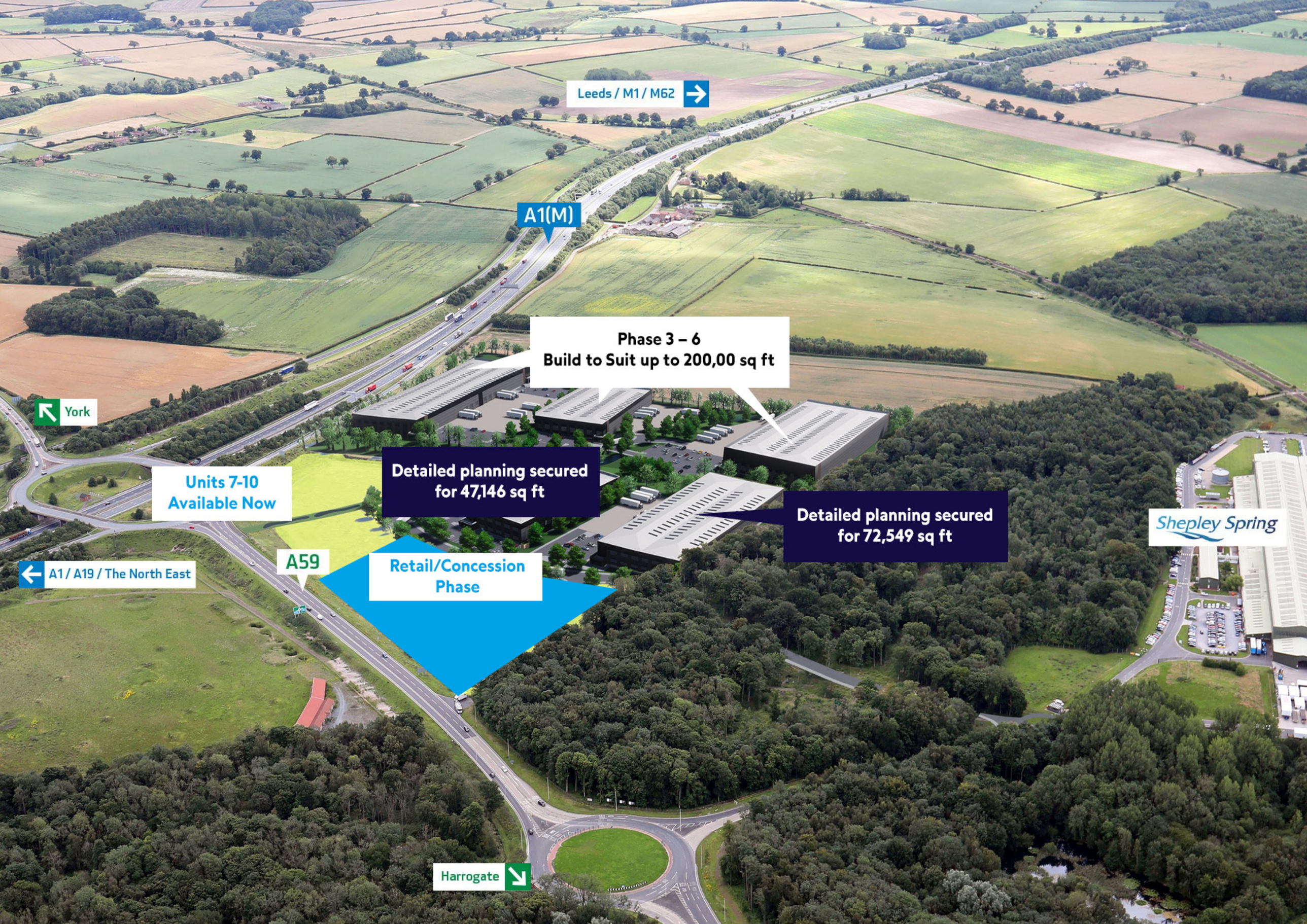
Roof ready for
PV panels

High quality office and
amenity areas

Targeting BREEAM
Excellent

Targeting EPC
A rating



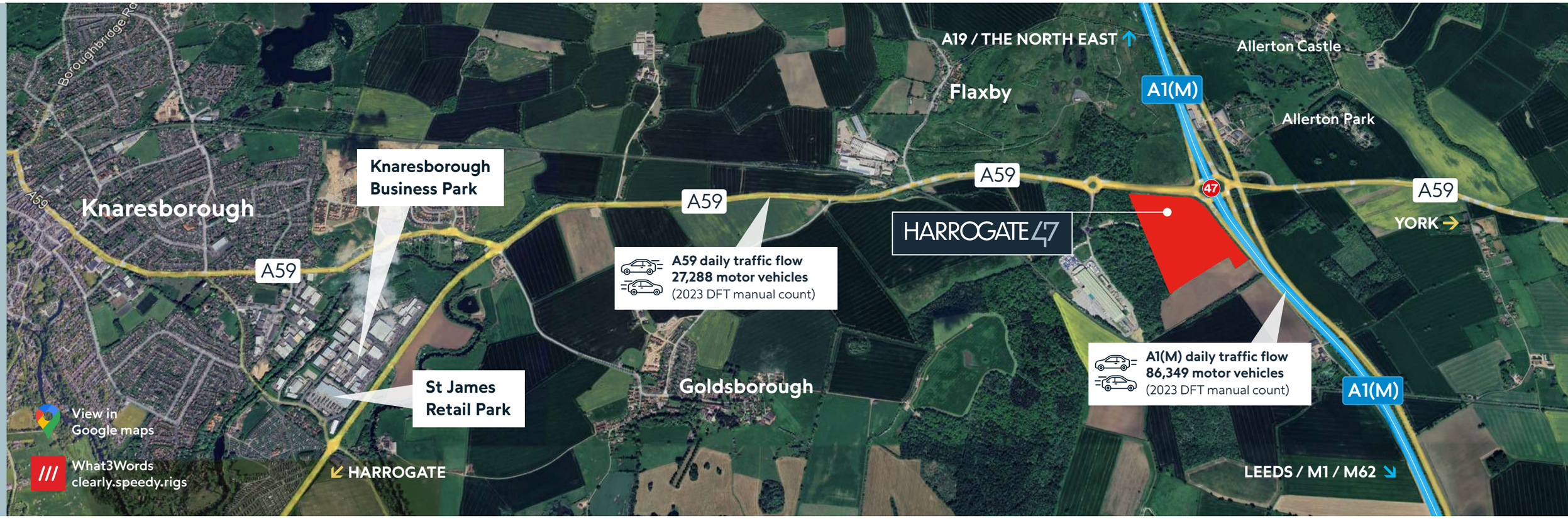

Leeds / M1 / M62
A1(M)
Phase 3 – 6
Build to Suit up to 200,00 sq ft
York
Units 7-10
Available Now
Detailed planning secured
for 47,146 sq ft
Detailed planning secured
for 72,549 sq ft
Shepley Spring
A59
Retail/Concession
Phase
A1 / A19 / The North East
Harrogate

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

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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A JOINT DEVELOPMENT BY

BRIDGES Fund Management

OPUSNORTH

HARROGATE 47

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