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

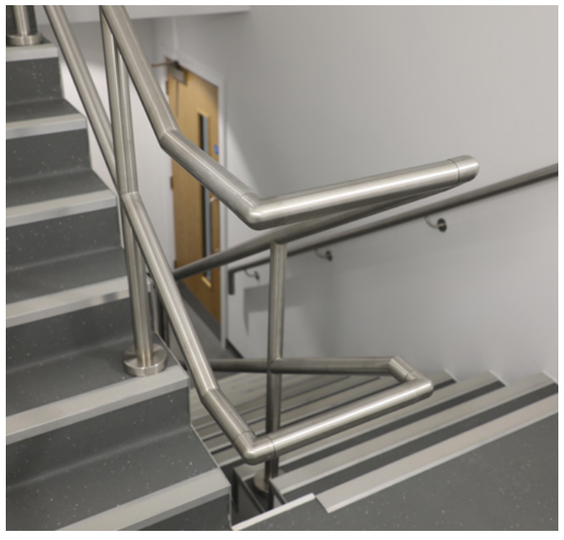
50% of GIA at first floor with 5m undercroft

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 5,540 sq ft (515 sq m) up to 30,883 sq ft (2,869 sq m).

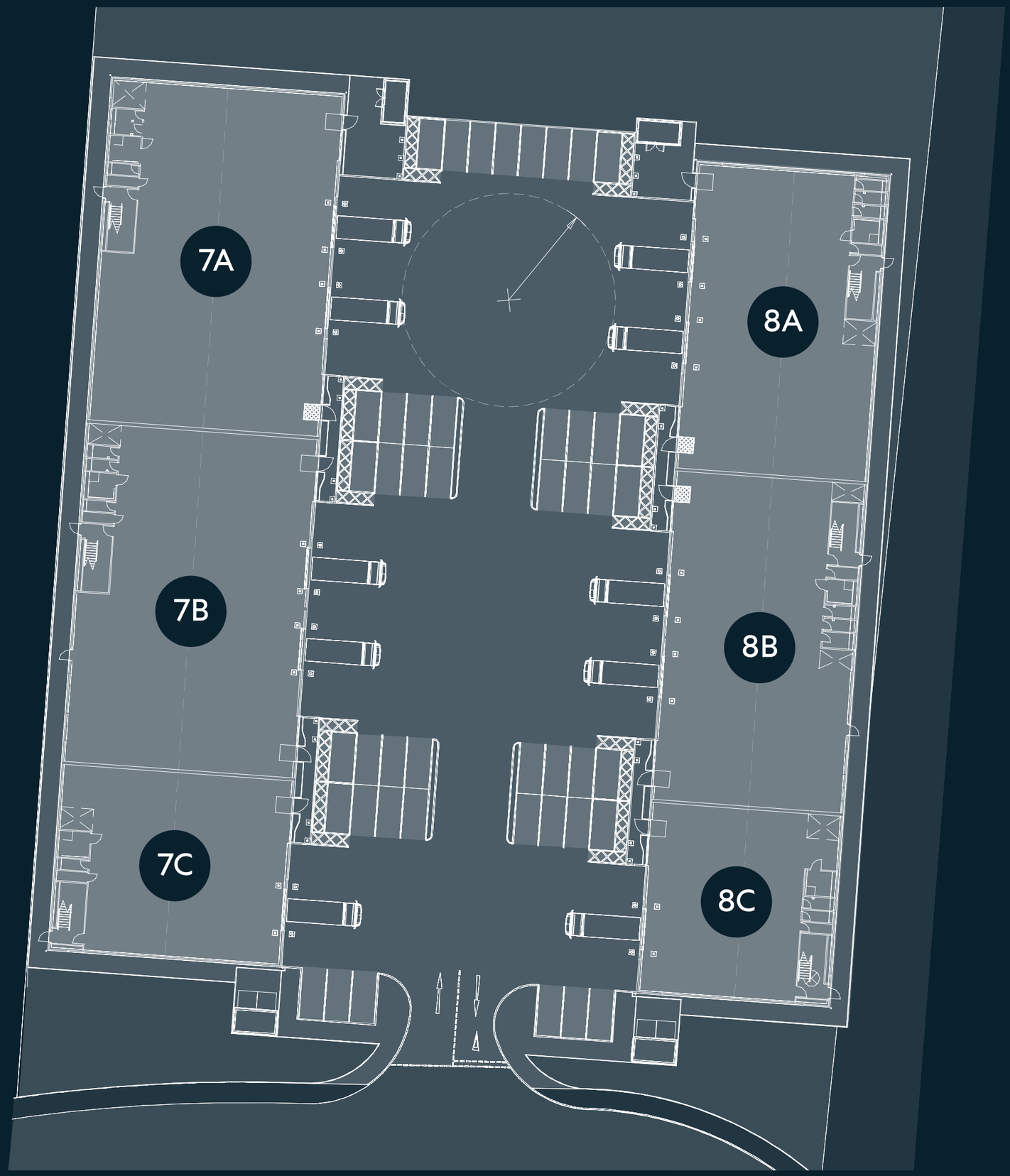
Accommodation

	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

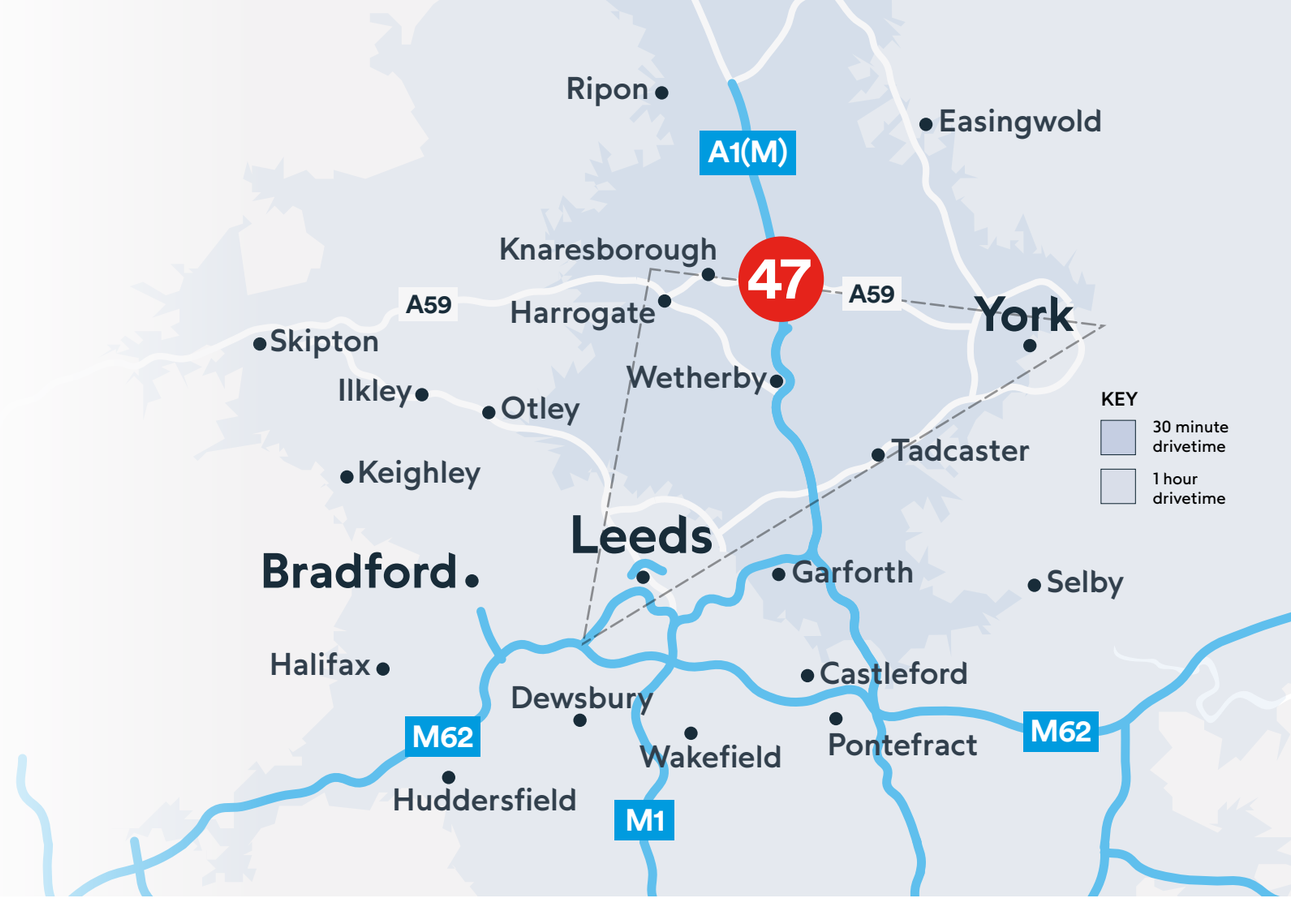
All units benefit from B2, B8 and E Class planning consent, with no hours of use restrictions.

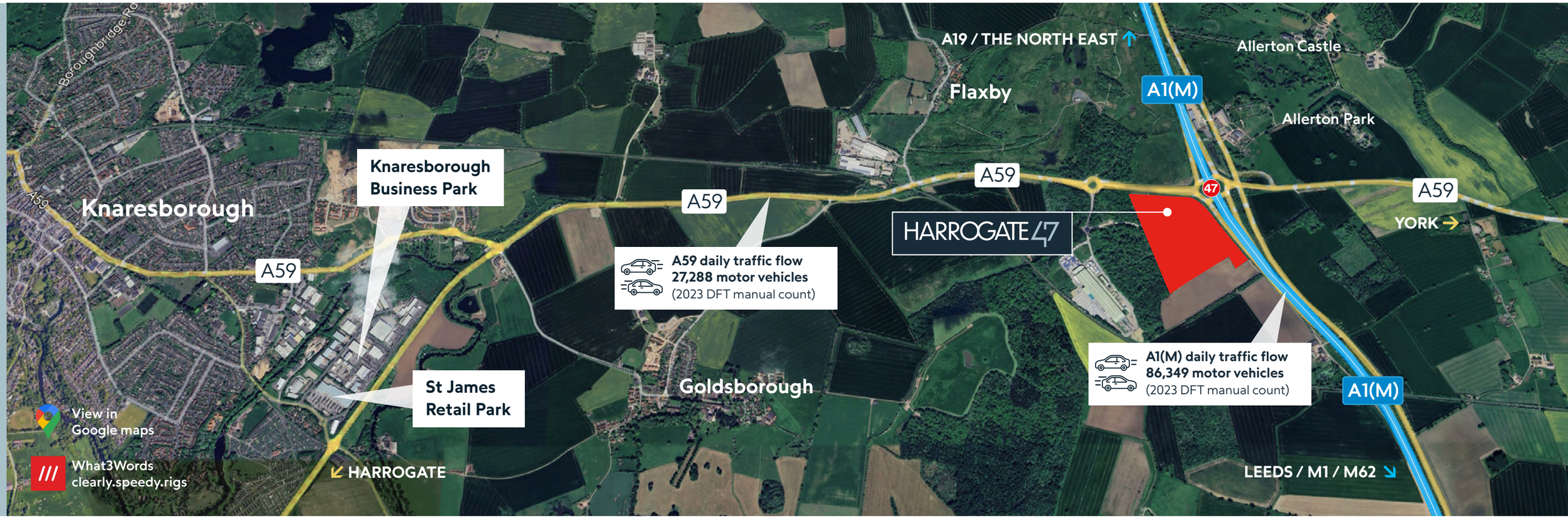


Perfectly placed

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





HARROGATE 47

JUNCTION 47 A1(M)

York (20 mins)

A59

A19 / The North East

A1(M)

47

Leeds (30 mins) / M1 / M62

A1(M)

A59

Harrogate (16 mins)

Shepley Spring

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:

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

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

Jonanthan Jacob
07809 526 118
jonathan@gvproperty.co.uk

Mike Baugh
07785 284 994
mike.baugh@cbre.com

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

Mia Devine
07443 358 637
mia.devine@cbre.com

GV&Co™
gvproperty.co.uk
0113 245 6000

CBRE
+44 (0)113 394 8800
www.cbre.co.uk

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BRIDGES Fund Management

OPUSNORTH

HARROGATE 47

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