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

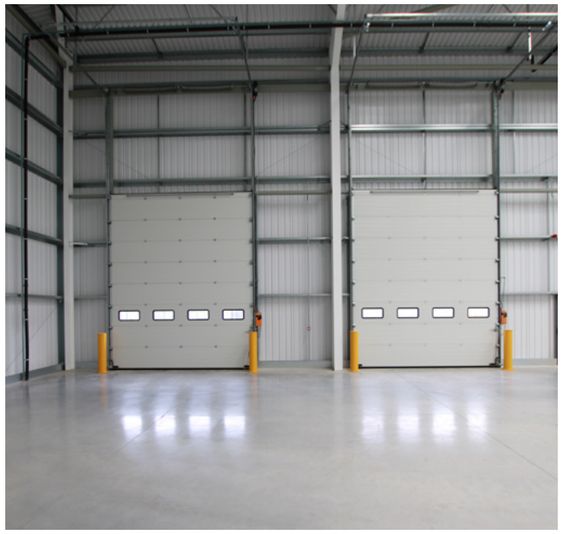
Floor loading 30 kN per sq.m

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.

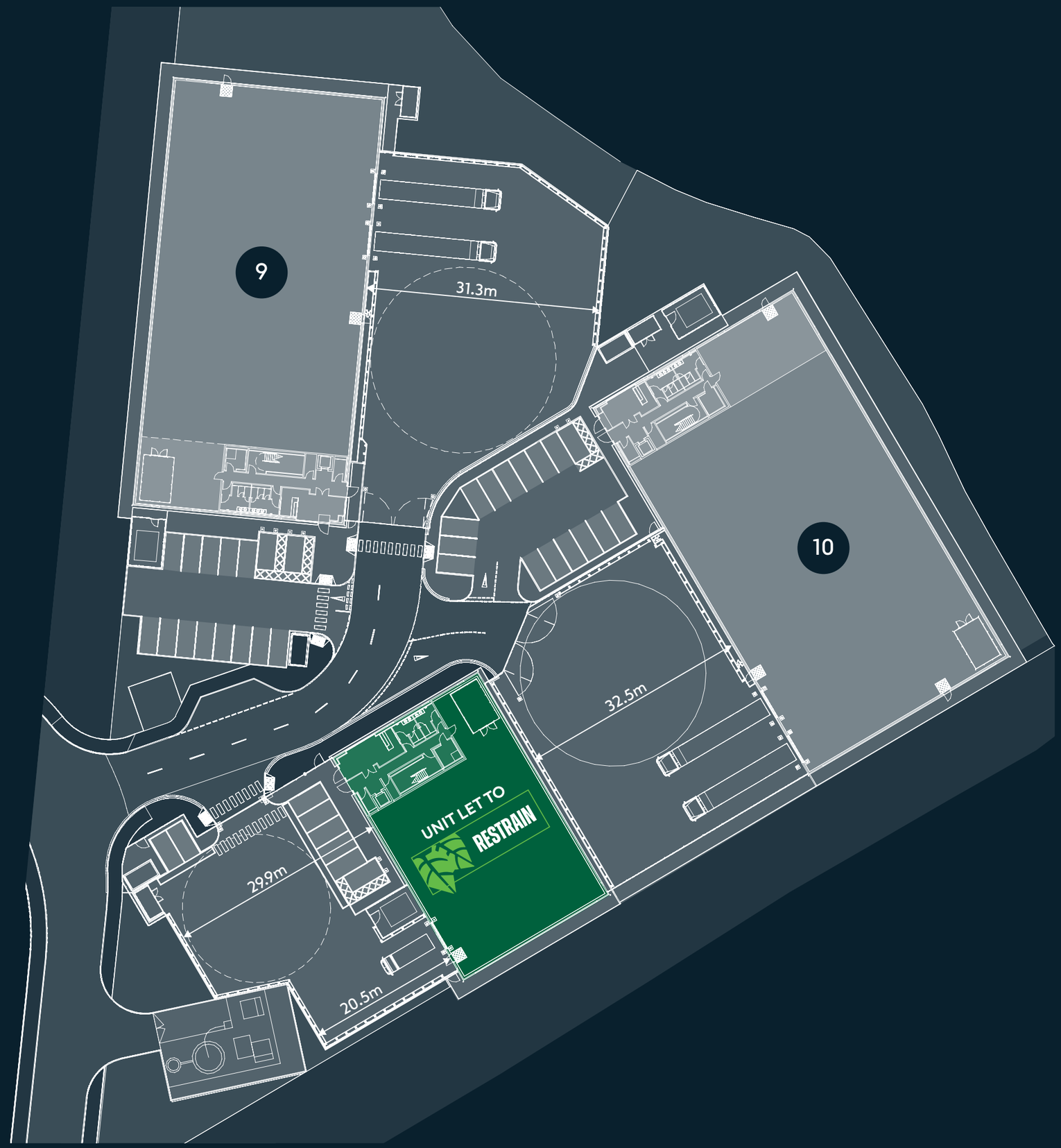
Accommodation

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

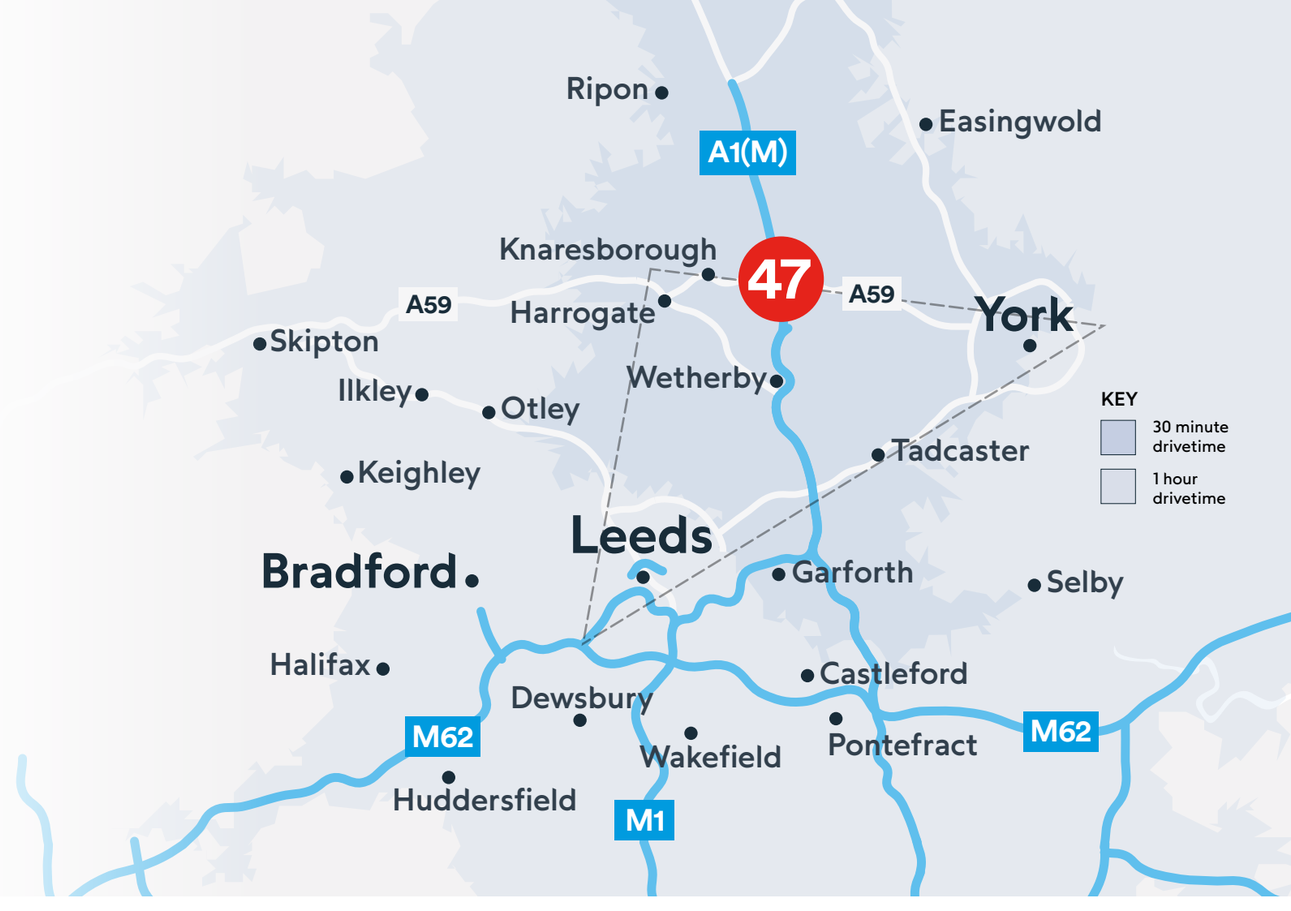
Floor	Sq M	Sq Ft
Warehouse	1,588.6	17,100
First Floor Office	256.4	2,760
Ground Floor Office	141	1,518
TOTAL GIA	**1,986**	**21,378**
Loading Doors		2
Car Parking Spaces		16

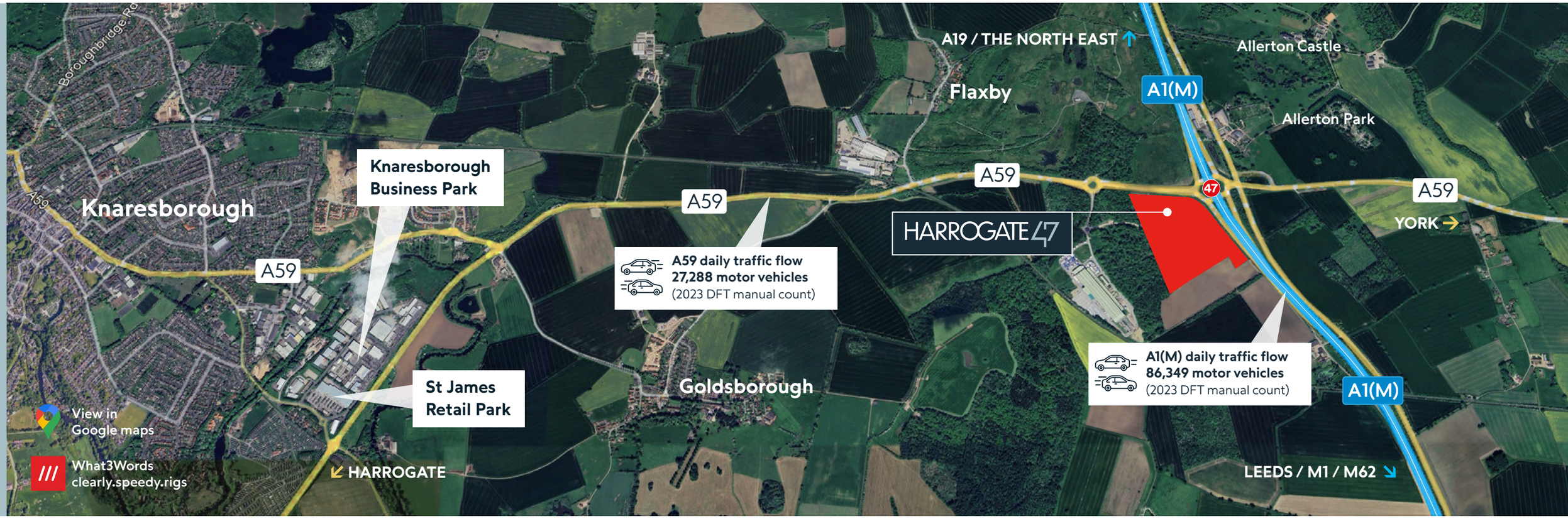


Perfectly placed

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





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:

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BRIDGES Fund Management

OPUSNORTH

HARROGATE 47

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