

www.harrogate47.co.uk

NEW BUSINESS PARK DEVELOPMENT

HARROGATE 47

JUNCTION 47 / A1(M)



FOR SALE / TO LET

Units available include:

- Offices – 5,000 to 20,000 sq ft
- High Tech/Hybrid – 6,000 to 12,000 sq ft
- Industrial/Warehouse – 20,000 to 120,000 sq ft

Including Potential Roadside Food Retail and Amenities

HARROGATE 47

JUNCTION 47 / A1(M)

← A19 / The North East

A1(M)

47

A59

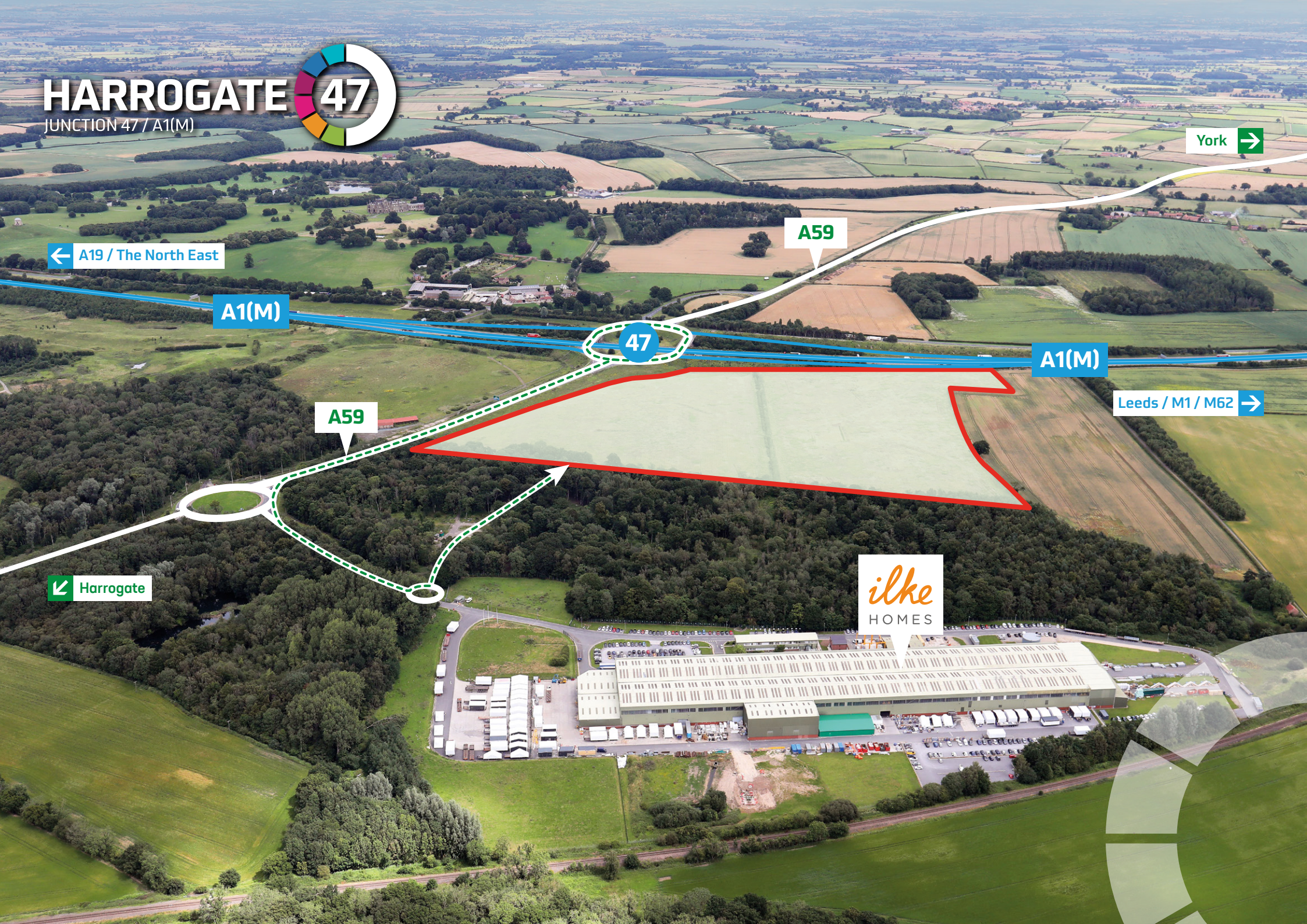
A1(M)

Leeds / M1 / M62 →

York →

↙ Harrogate

ilke
HOMES





Offices
from 5,000 to 20,000 sq ft



Modern High Specification Office Accommodation

- Self-contained two storey office buildings with their own front door
- Fully DDA compliant
- Grade A specification with air conditioning throughout
- Full integrated kitchen facilities
- High speed broadband readily available
- EPC rating – A+
- State of the art security system
- Smart building functionalities
- Designated car parking spaces



High Tech / Hybrid Units
from 6,000 to 12,000 sq ft



Cutting Edge High Specification Business Units

- Range of eaves heights – 4m plus mezzanine office floor
- Secure yard – 10m
- Office content – 50%
- Ground level loading doors
- Smart building functionality



Industrial / Warehouse from 20,000 to 120,000 sq ft

47

Designed with Modern Day Occupiers' in Mind

- Eaves heights ranging from 8m – 14m
- Yard depths – 30m – 50m
- High quality office content of between 5 – 10%
- Ground and Dock level loading doors
- EPC rating – A+



Future Development Roadside Retail & Amenities

47

Trade Counter and Food Retail Opportunities

- The site is highly visible fronting the busy A59 Harrogate to York trunk road and easily accessed from the A1
- Established customer base in existence with daily flow of traffic - 29554 motor vehicles (2019 DFT manual count)
- 1000 potential employees on full occupation of Harrogate 47

J47

A1(M)

Convenience & Amenity Uses

High Tech Hybrid

Offices

Offices

Industrial / Warehouse

Industrial / Warehouse

Industrial / Warehouse

HARROGATE



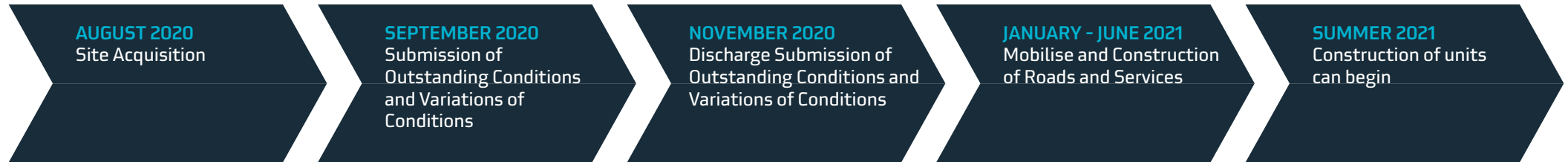
JUNCTION 47 / A1(M)

ZONING PLAN

LANDSCAPE CORRIDOR



DEVELOPMENT TIMELINE



SUSTAINABLE FEATURES

Low Carbon Development

Enhanced CO2 emissions savings vs. a standard new build development

EPC A rating buildings enabled to achieve A+

BREEAM 'Excellent' Rating

Fabric first building design approach

Carbon Neutral cladding envelope

Whole Life Carbon Assessment undertaken from Stage 2 to minimise embodied carbon

Warehouse roof area incorporating high efficiency roof lights, offering good daylight potential and thermal performance

Well insulated building envelope with Euroclass A1 noncombustible insulation, offering best in class fire protection

Solar Photovoltaics supplying renewable electricity and delivering cost savings

Office incorporating LED lighting with movement controls and daylight dimming

Low air permeability design reducing air leakage

Secure and well-lit cycle parking facilities

10% of parking spaces with electric vehicle charging

Healthy office specification incorporating low of free VOCs

Enhanced water saving features

Climate change in paints and materials adaptation strategy




POST CODE
HG5 0XJ


ESTABLISHED LOCATION

Harrogate 47 is located to the eastern side of Harrogate and Knaresborough. The site is positioned to the south of the A59 and runs adjacent to the A1 (M) offering immediate access from Junction 47. Harrogate, Leeds, Bradford and York are all within easy reach.

DEMOGRAPHICS

 **Drivetime Of The Working Population**
3,474,561
within 60 minutes drivetime

 **Working Within Manufacturing**
268,700
within 60 minutes drivetime

 **Vocationally Skilled Workforce**
2,272,500
with Level 2 or above
(60 minute drivetime)

EPC
The property will be assessed on completion for EPC rating - anticipated A.

VAT
Figures quoted exclusive of VAT.

BREEAM
The property will be assessed on completion for Breeam rating - anticipated Excellent.

LEGAL COSTS
Each party is to be responsible for their own legal and surveyors costs incurred.

TERMS
Units are available on both freehold and leasehold terms. For further information, please contact the joint agents.

GRANTS
For further information, please contact

www.harrogate47.co.uk

CONTACTS

For all **Industrial & Warehouse** enquiries please contact the joint agents:

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A JOINT DEVELOPMENT BY

BRIDGES
Fund Management



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