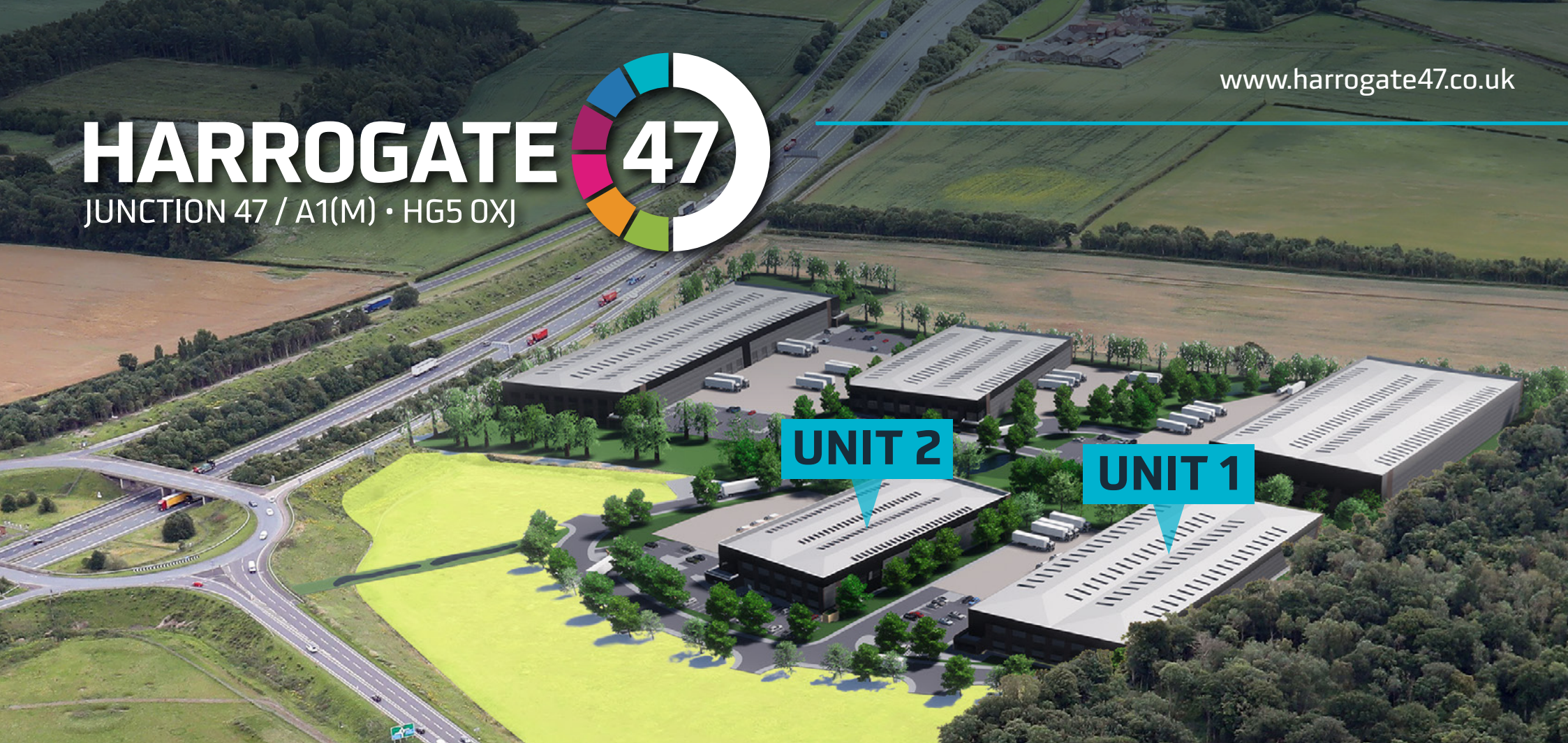
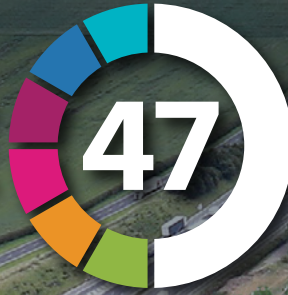


HARROGATE

JUNCTION 47 / A1(M) • HG5 0XJ



NEW HIGH SPECIFICATION WAREHOUSE INDUSTRIAL UNITS

TO LET

Unit 1 - 72,550 sq ft (6,740 sq m)

Unit 2 - 47,146 sq ft (4,380 sq m)

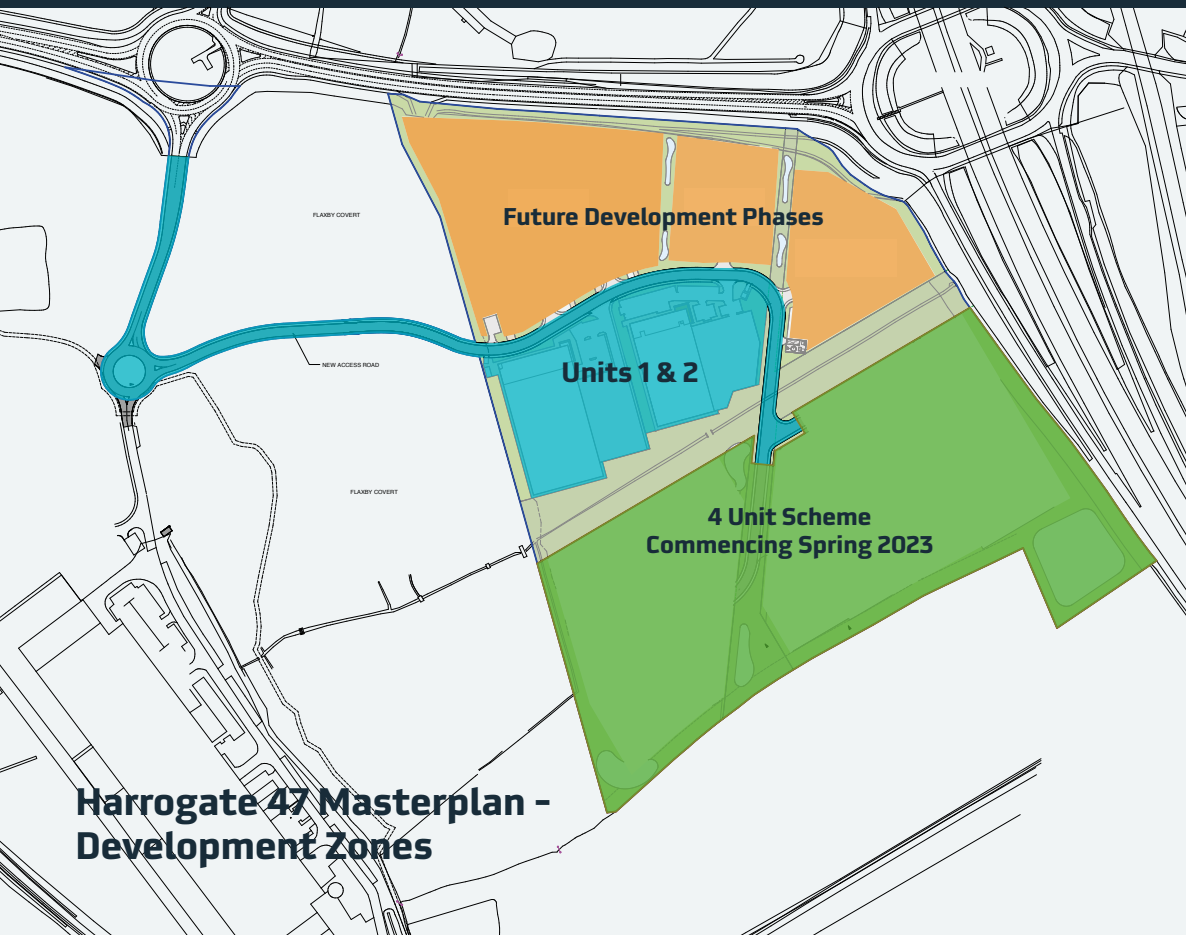
Detailed planning secured • Available for occupation from Q1 2024

HARROGATE 47

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Location

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 Masterplan -
Development Zones



Situation

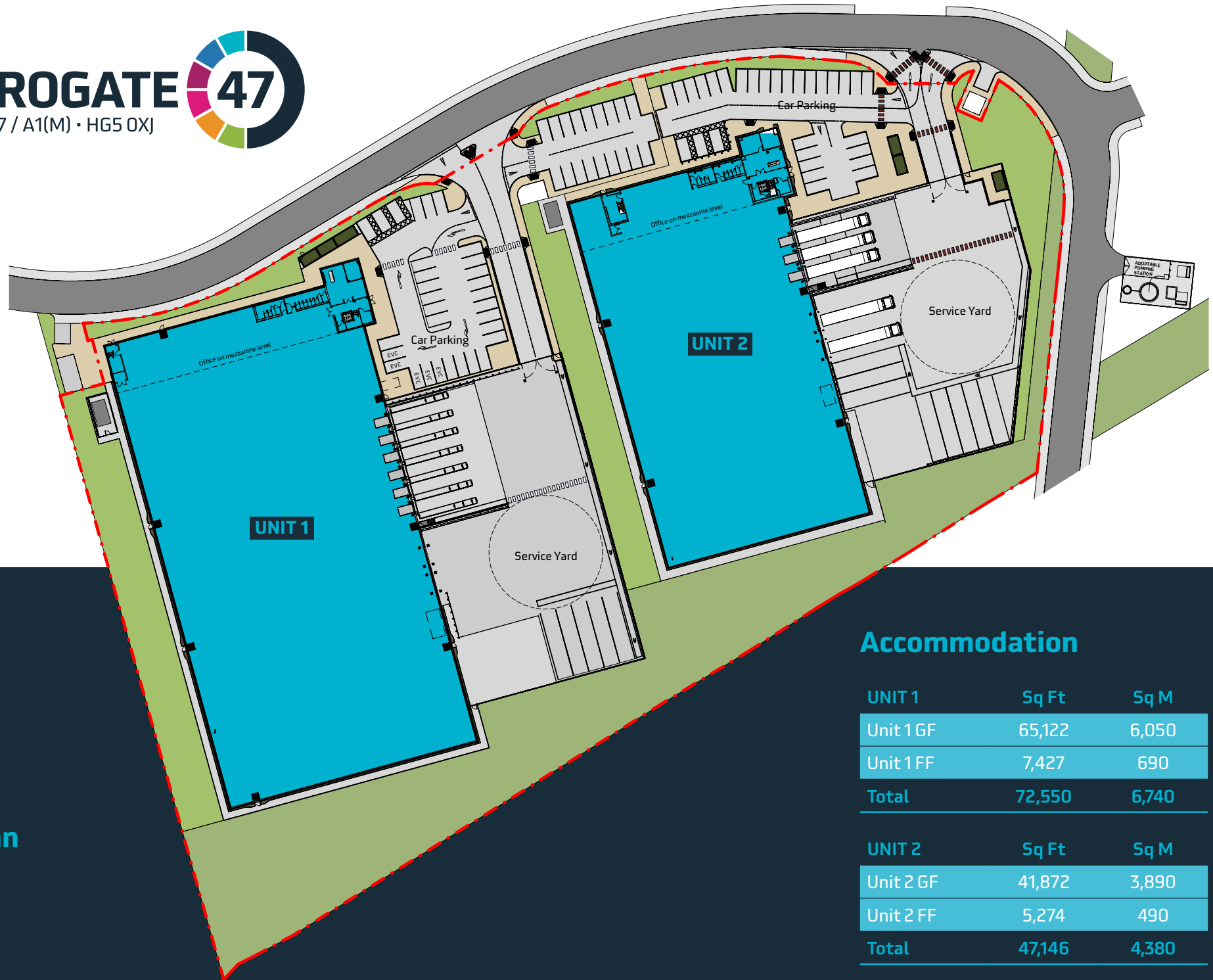
The site is a key development and employment opportunity within the context of the region, with the installation of a new access road now facilitating the opportunity for development to commence.

Units 1 and 2 will form part of the wider Harrogate 47 development, where smaller industrial units, office accommodation and amenity are also planned, creating a total developable area in excess of 630,000 sq ft, which has the potential to support over 2,000 jobs and become the premier development in the region.

HARROGATE



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Site Plan

Accommodation

UNIT 1	Sq Ft	Sq M
Unit 1 GF	65,122	6,050
Unit 1 FF	7,427	690
Total	72,550	6,740
UNIT 2	Sq Ft	Sq M
Unit 2 GF	41,872	3,890
Unit 2 FF	5,274	490
Total	47,146	4,380



Best in Class Specification



LED lighting



EV charging points



50KN per sqm floor loading capacity



Eaves heights of up to 10m



Ground level loading doors and dock levellers subject to unit size



3-phase power supply



First floor fitted offices



Suspended ceilings and raised access floors



Air conditioning system



Gated service yards



Yard depths 45m+



24-hour access



Security lighting



Covered cycle shelters



HARROGATE 47

JUNCTION 47 / A1(M) · HG5 0XJ

A JOINT DEVELOPMENT BY

BRIDGES
Fund Management



Terms

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

VAT

Figures quoted exclusive of VAT.

Legal Costs

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

Contacts

For all enquiries please contact the joint agents:

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