

# TO LET UNIT 54



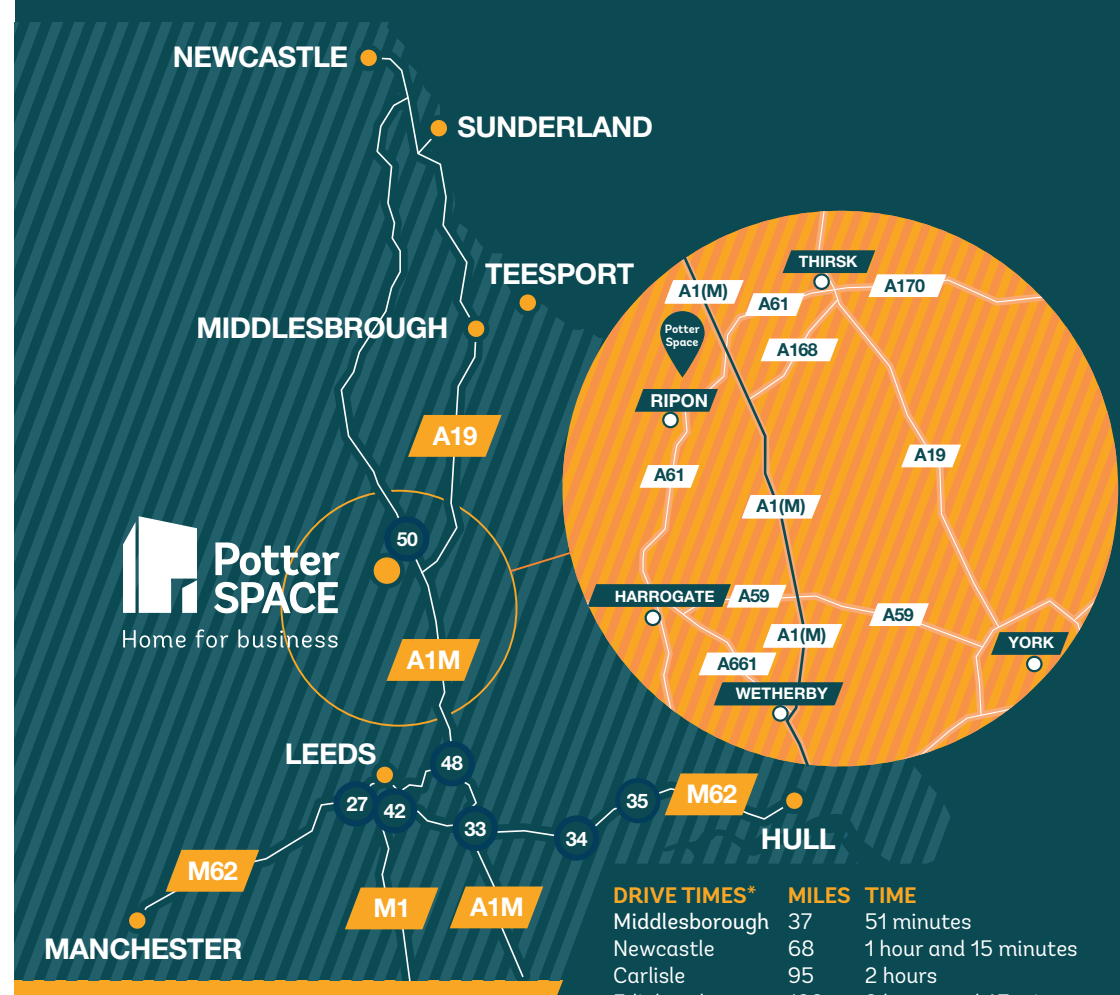
**20,000 SQ. FT**  
(1,858 SQ. M)

 **Potter  
SPACE**  
Home for business

Unit 54, Melmerby, Ripon, North Yorkshire, HG4 5HP

# TO LET UNIT 54

- Available Spring 2023
- Total plot size – 1.41 acres
- Superb access to A1(m) motorway, York, Harrogate and North East
- Eaves height of 10m
- Large yard and car park area with the potential to secure
- Loading via two electric ground level doors



## LOCATION

Unit 54 is situated on Potter Space Ripon, which is an established and highly popular industrial / distribution location. The unit is strategically located just over 1.5 miles from Junction 50 of the A1(M) motorway and provides superb access to the North Yorkshire region as well as to the North East. The site is easily accessed off Melmerby Green Lane, which leads directly to Junction 50 of the A1(M) motorway via the A61. The site also benefits from being within 20 minutes' drive from Boroughbridge, Harrogate, Knaresborough, Thirsk and North Allerton providing a large labour pool.



Image is for illustrative purposes only

## ACCOMMODATION

	SQ FT
<b>Warehouse</b>	<b>19,000</b>
<b>Offices</b>	<b>1,000</b>
<b>Total</b>	<b>20,000*</b>

\* Unit 54 can be split if necessary

## Specification

- Gated and secure estate with CCTV security cameras
- Eaves height of 10m
- Large yard area which can be made secure
- Loading via two electric ground level doors
- Floor loading 50 KN/M sq
- High quality ancillary offices
- 14 parking spaces including two DDA spaces

## Terms

The premises are available by way of new full repairing and insuring leases for a term to be agreed.

# Site plan



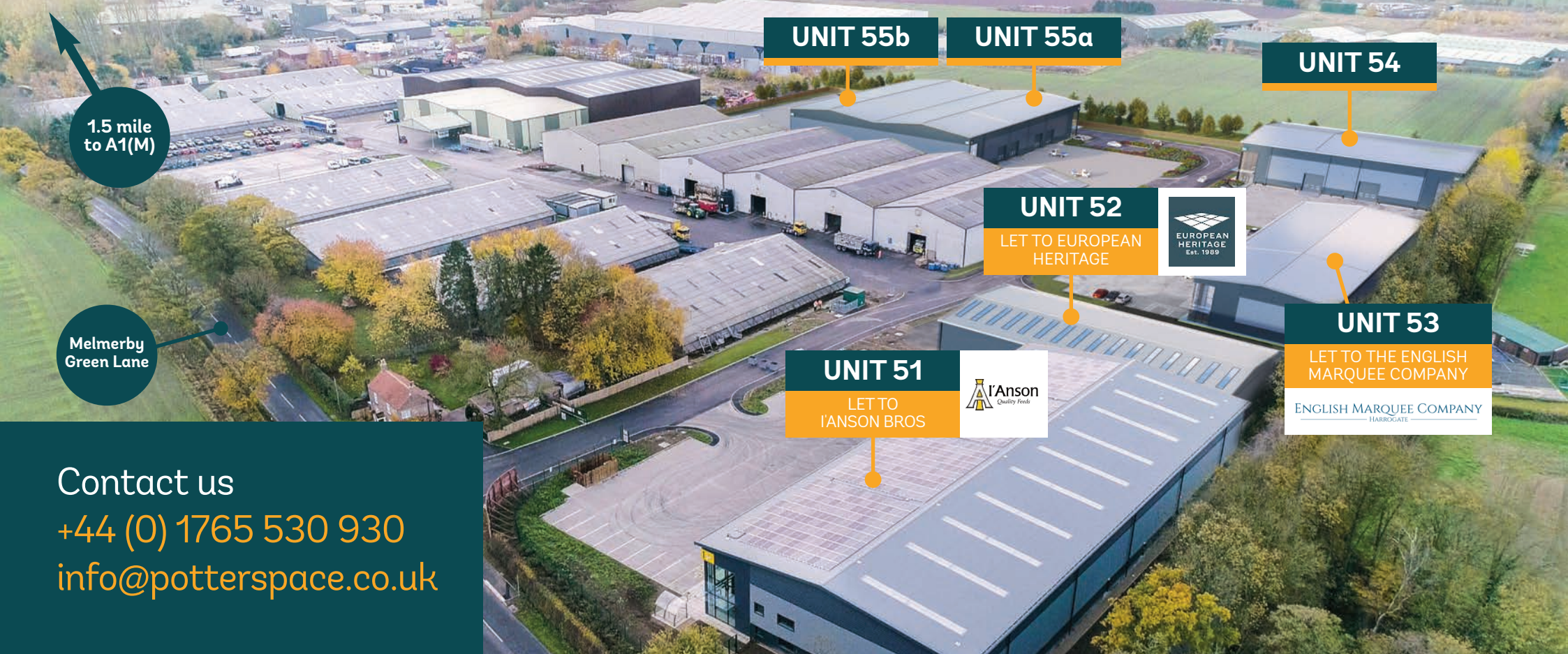
If you're looking for space to grow and flourish, **Potter Space Ripon** has everything you need and more. It has easy access to motorway connections and is within easy reach of Harrogate, York, Leeds and the north east.

Our new units offer the following cubic metres;

<b>Unit 41</b>	44,392m <sup>3</sup>
<b>Unit 54</b>	19,018m <sup>3</sup>
<b>Unit 55A</b>	24,017m <sup>3</sup>
<b>Unit 55B</b>	24,017m <sup>3</sup>

CURRENT CUSTOMERS ON OUR SITE INCLUDE...





**UNIT 55b**

**UNIT 55a**

**UNIT 54**

1.5 mile to A1(M)

Melmerby Green Lane

**UNIT 52**

LET TO EUROPEAN HERITAGE



**UNIT 53**

LET TO THE ENGLISH MARQUEE COMPANY

ENGLISH MARQUEE COMPANY  
HARROGATE

**UNIT 51**

LET TO I'ANSON BROS



Contact us  
+44 (0) 1765 530 930  
info@potterspace.co.uk

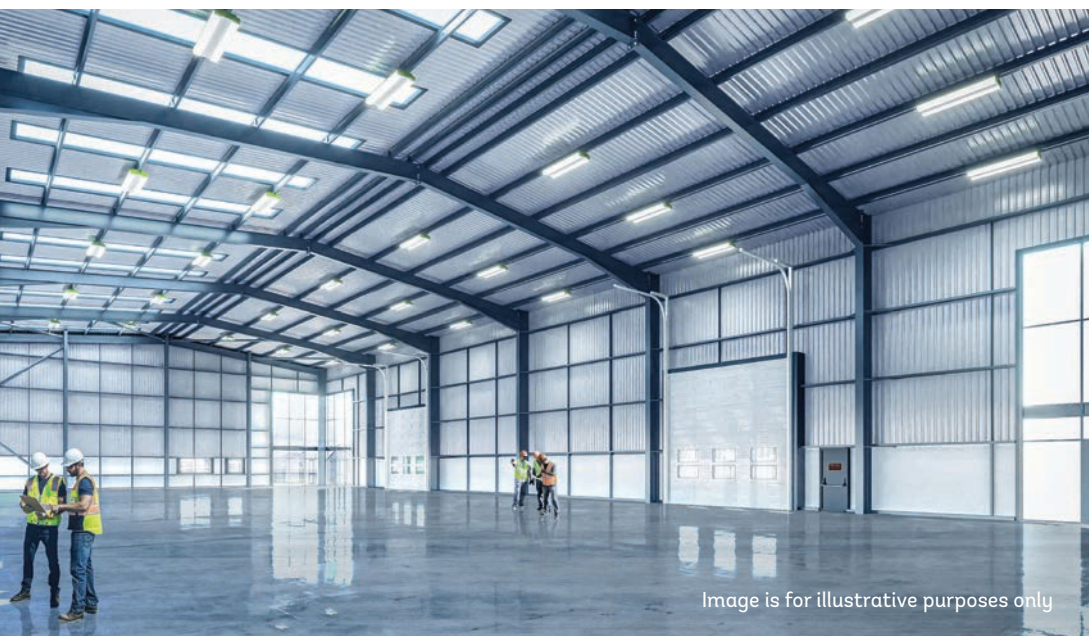


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A DEVELOPMENT BY



Home for business

ALL ENQUIRIES



Nick Salkeld/Paul Fox



Paul Mack/Jonathan Jacob

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