



SPACE TO LET

2 acres open storage land

Ripon

Plot 55

Potter Space Ripon

Melmerby, Ripon, North Yorkshire HG4 5HP



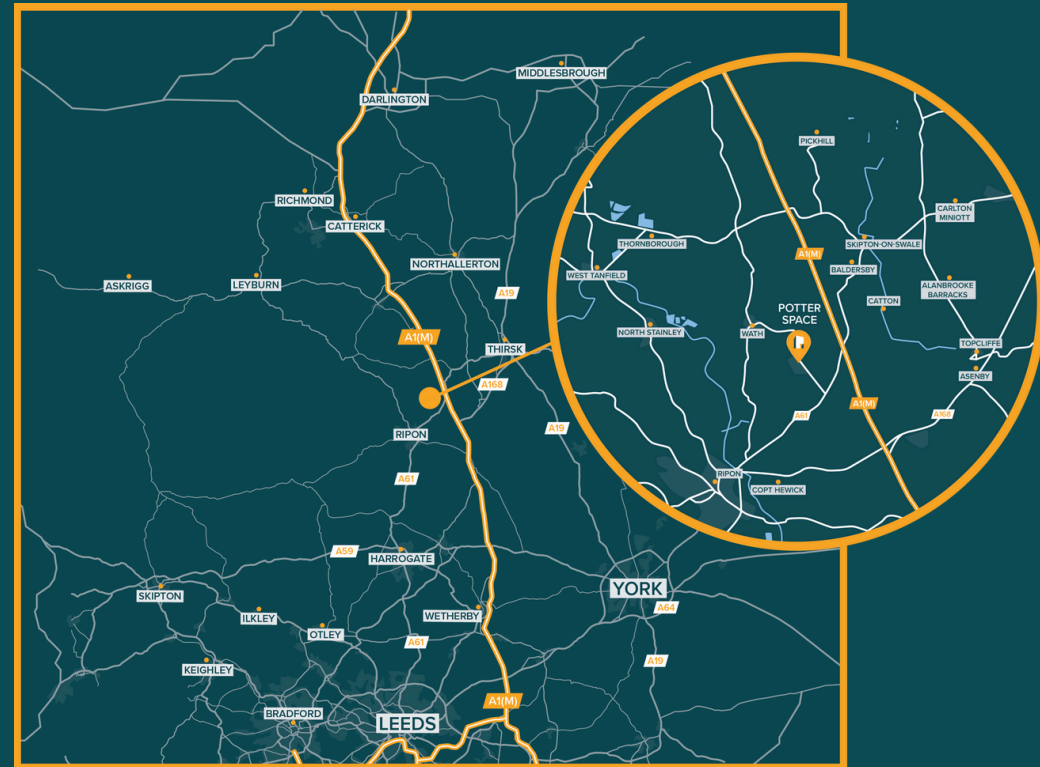
To Let
Open storage land
2 acres

Location

Potter Space Ripon is a 60 acre established industrial estate in a prime location. Well situate in North Yorkshire, it's close to junction 50 of the A1(M) and 20 minutes drive from a number of large towns providing excellent access to a large labour pool.

Drive times*	Miles	Time
Leeds	28	45 mins
Middlesbrough	37	51 mins
Newcastle	68	1 hour 15 mins
Sheffield	71	1 hour 19 mins
Hull	83	1 hour 34 mins
Carlisle	95	2 hours
Edinburgh	188	3 hours 47 mins
London	244	4 hours 10 mins

- AA Route Finder



Description

Potter Space Ripon comprises of a mixture of warehouse buildings, offices and open storage land. The facility is fully managed to ensure the business park and commercial property is well-maintained.

The plot can be levelled to be provided a permeable compacted hardcore or a non-permeable surfaces. The plots will be fenced and capable of being connected to single phase electricity on request.

Key Features

- Situated on an established business park location
- Superb access to A1(M) motorway, York, Harrogate and North East
- Located on a secure site with out of hours monitored CCTV security
- Fenced compound with gated access
- Management team onsite
- Mains water and electric can be available subject to viability
- Hard surface can be applied subject to viability

Planning

The property is allocated for use within classes B1c, B2 and B8 (light and general industrial & storage and distribution). Interested parties are advised to make their own enquiries with North Yorkshire District Council Planning Department.



Find your home for business

We can adapt and build space to meet the needs of your business, whatever the size.

The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish. This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business. Please call us to find out more.

Development by



Home for business

call: 0113 4650 555

email: info@potterspace.co.uk

All enquiries



- Nick Salkeld
- Harry Finney



- Paul Mack
- Jonathan Jacob



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