

# Unit 54

## 20,000 SQ FT (1,858 SQ M)

Available now



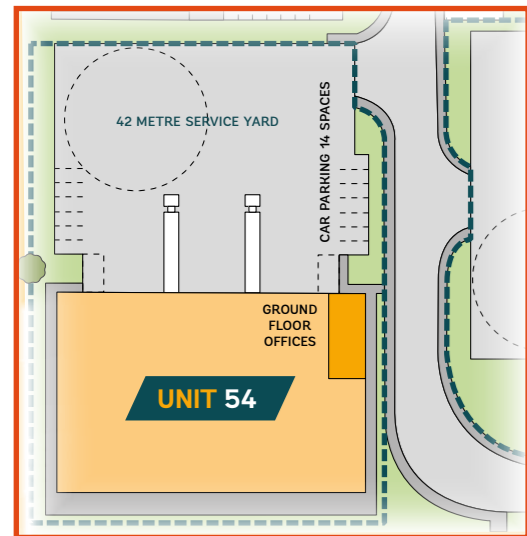
Home for business

## Potter Space Ripon

Melmerby, Ripon, North Yorkshire HG4 5HP

Brand new, high quality warehouse space  
with superb access to A1(M) motorway

# Site Plan



## KEY

- SITE BOUNDARY ———
- UNIT BOUNDARY - - - - -
- NEW BUILDINGS ———
- EXISTING BUILDINGS ———

CURRENT CUSTOMERS ON OUR SITE INCLUDE...



# UNIT 54

## ACCOMMODATION

	SQ FT	SQ M
Warehouse	18,250	1,695
Offices	1,750	163
<b>Total</b>	<b>20,000</b>	<b>1,858</b>

[Click here](#) for internal flythrough of a similar Potter Space unit



BREEAM Very Good rating



42M service yard



Eaves height of 10m



Gated and secure estate with CCTV



Floor loading 50 KN/M sq



Loading via two electric ground level doors



14 parking spaces inc. 2 DDA spaces



High quality ancillary office



4 EV charging points

Internal images for illustrative purposes only based on a typical Potter Space specification

# Potter Space Ripon

## A key location for business



Map not to scale.

Drive times*	Mile	Time
Leeds	28	45 minutes
Middlesbrough	37	51 minutes
Newcastle	68	1 hour and 15 minutes
Sheffield	71.1	1 hour and 19 minutes
Hull	83.7	1 hour and 30 minutes
Carlisle	95	2 hours
Edinburgh	188	3 hours and 47 minutes
London	224	4 hours and 10 minutes

\* AA Route Finder

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 Northallerton providing a large labour pool.

Viewings can be arranged through our agents or directly with Potter Space.

### ALL ENQUIRIES



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