

# TO LET UNIT 53



Image is for illustrative purposes only

**17,445 SQ. FT**  
(1,620 SQ. M)



Potter Space, Ripon, North Yorkshire, HG4 5HP

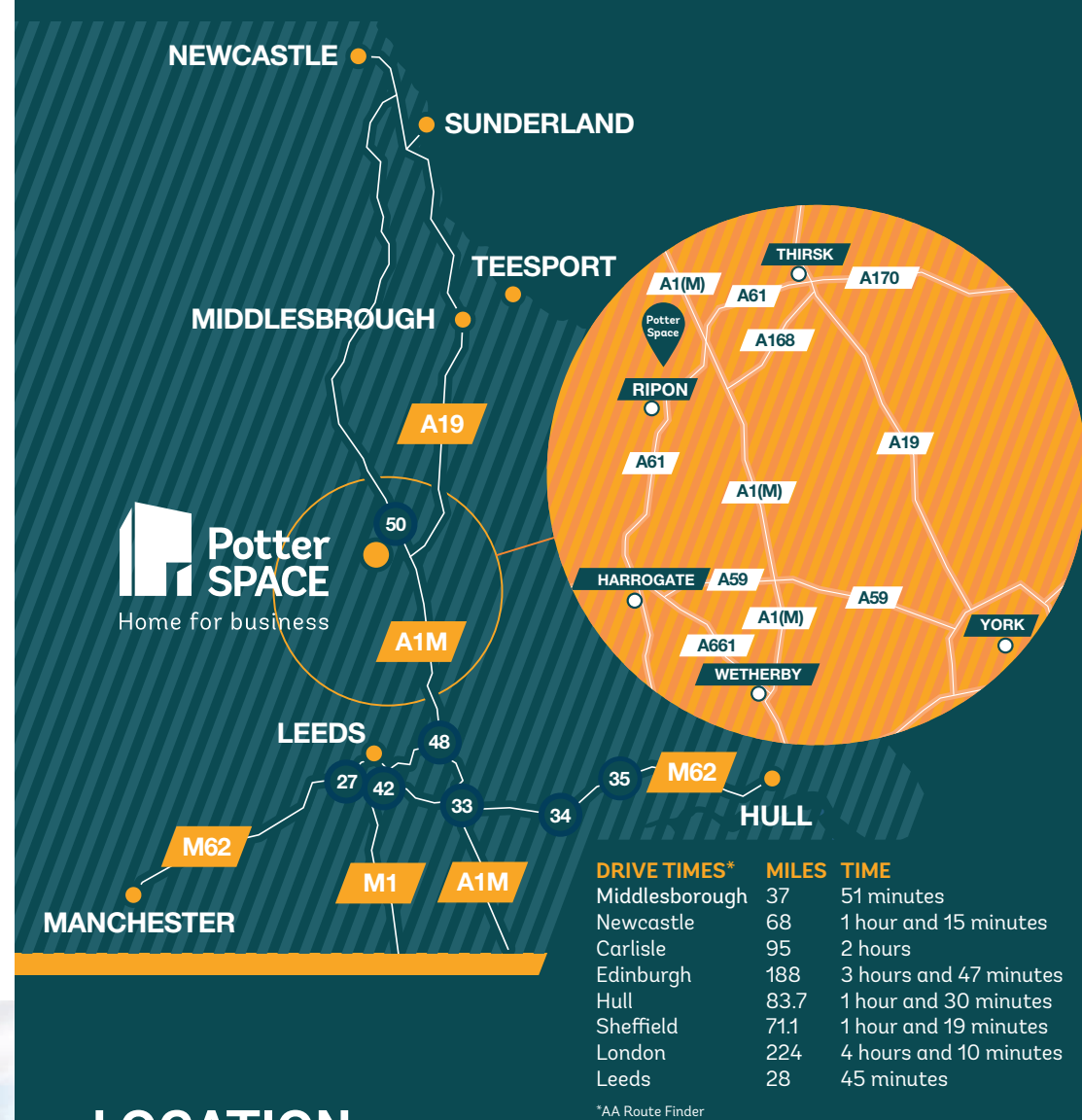


# TO LET UNIT 53

- Total size of plot: 1.05 acre
- Superb access to A1(m) motorway, York, Harrogate and North East
- Eaves height of 8m
- Large yard and car park area with the potential to secure
- Loading via two electric ground level doors



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## LOCATION

Unit 53 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.



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## SPECIFICATION

	SQ FT
<b>Warehouse</b>	<b>16,445</b>
<b>Offices</b>	<b>1,000*</b>
<b>Total</b>	<b>17,445<sup>†</sup></b>

\* With the ability to increase if required

<sup>†</sup>Unit 53 can be split if necessary

## DESCRIPTION

- Gated and secure estate with CCTV security cameras
- Eaves height of 8m
- 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
- 31 parking spaces including 2 disabled

## TERMS

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

 **Potter  
SPACE**  
Home for business





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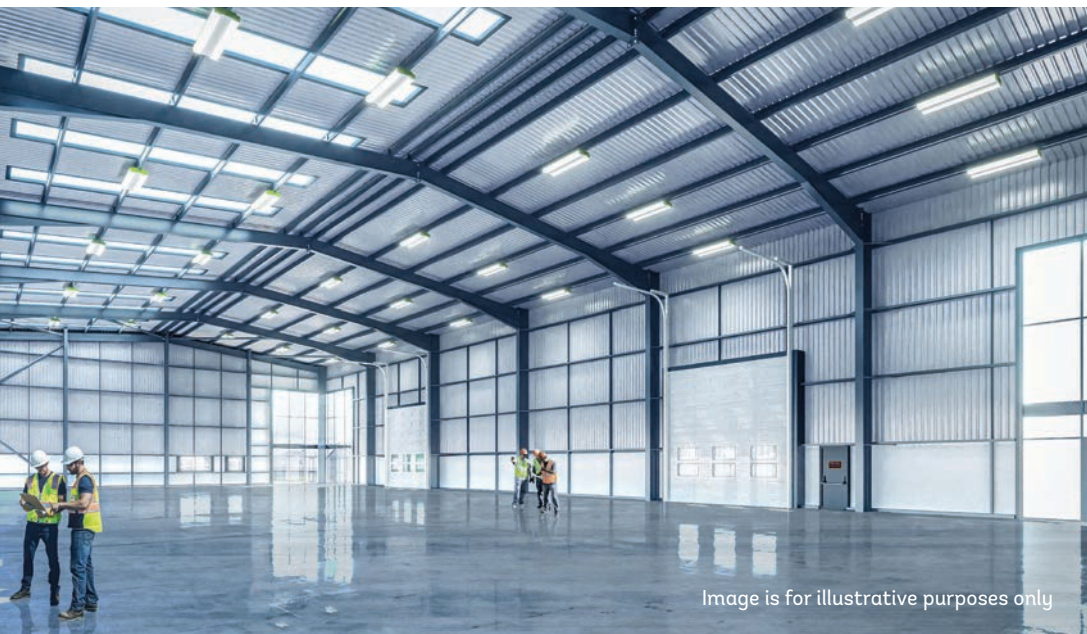


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A DEVELOPMENT BY



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ALL ENQUIRIES



Nick Salkeld/Paul Fox



Paul Mack/Jonathan Jacob

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