

TO LET UNIT 55



25,000 – 50,000 SQ. FT
(2,322 – 4,645 SQ. M)



Unit 55, Melmerby, Ripon, North Yorkshire, HG4 5HP

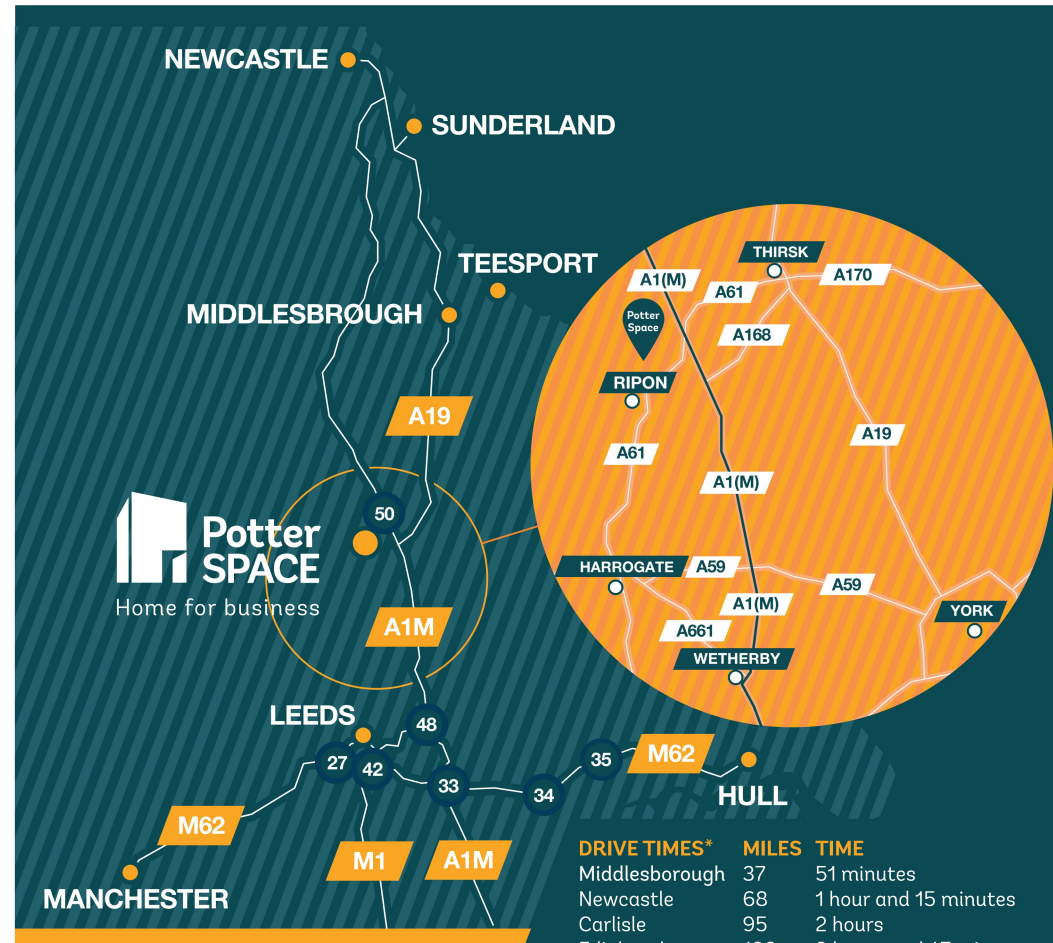
TO LET UNIT 55

- Available Autumn 2023
- Total plot size – 2.95 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 per unit



UNIT 55a

Image is for illustrative purposes only



	DRIVE TIMES*	MILES	TIME
Middlesborough	37		51 minutes
Newcastle	68		1 hour and 15 minutes
Carlisle	95		2 hours
Edinburgh	188		3 hours and 47 minutes
Hull	83.7		1 hour and 30 minutes
Sheffield	71.1		1 hour and 19 minutes
London	224		4 hours and 10 minutes
Leeds	28		45 minutes

*AA Route Finder

LOCATION

Unit 55 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.



ACCOMMODATION

UNIT 55A

	SQ FT
Warehouse	23,750
Offices	1,250
Sub-total	25,000*

UNIT 55B

	SQ FT
Warehouse	23,750
Offices	1,250
Sub-total	25,000*

TOTAL 50,000*

* Unit 55 can be let as one 50,000sq ft unit

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 per unit
- Floor loading 50 kN/M sq
- High quality ancillary offices
- 15 parking spaces including two DDA spaces per unit

Terms

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



Home for business

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;

Unit 41	44,392m ³
Unit 54	19,018m ³
Unit 55A	24,017m ³
Unit 55B	24,017m ³

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
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A DEVELOPMENT BY



Home for business

ALL ENQUIRIES



Nick Salkeld/Paul Fox



Paul Mack/Jonathan Jacob

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