

RIPON

Business Park

DELIVERY IN 12 MONTHS
FULL DETAILED PLANNING CONSENT



Unit 55 Ripon

Melmerby, Ripon, North Yorkshire HG4 5HP

25,000 - 50,000 sq. ft
(2,322 - 4,645 sq. m)



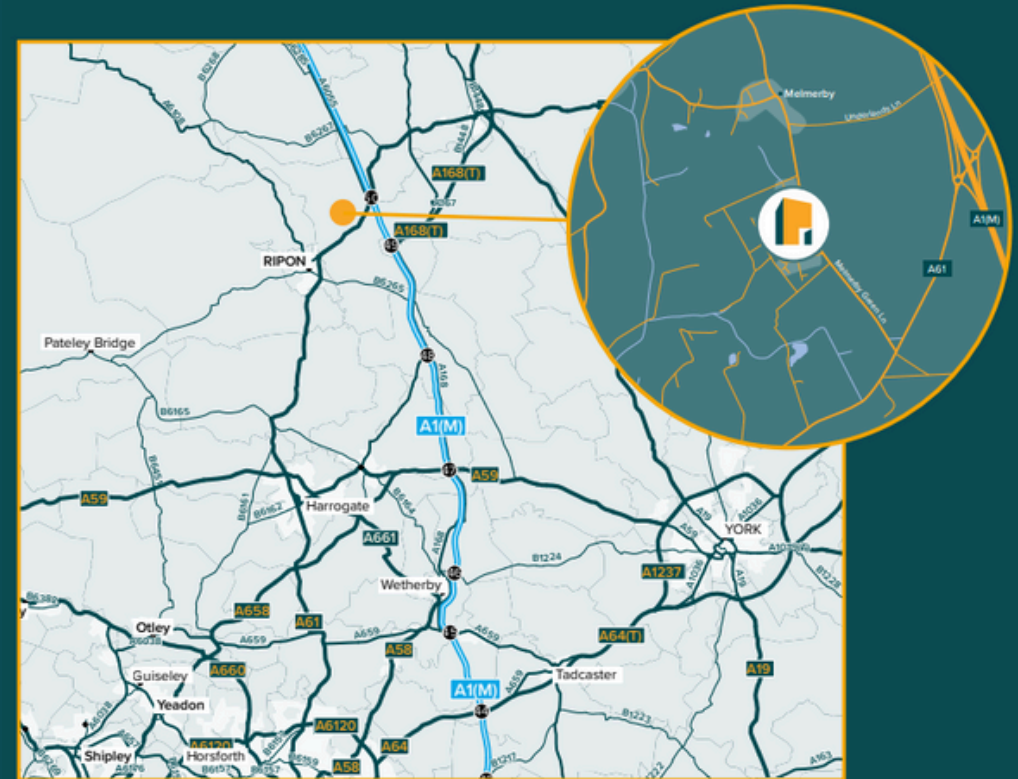
Home for business

Location for business

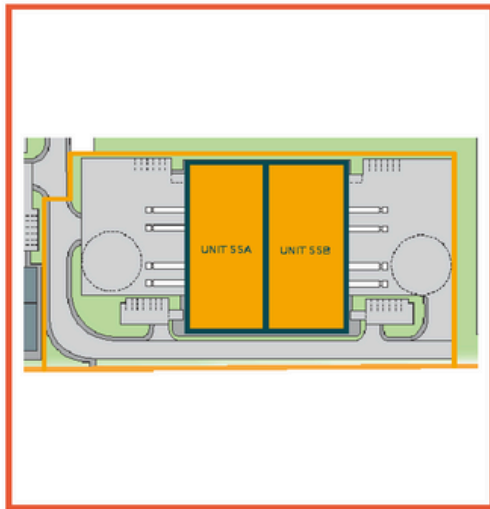
Potter Space Ripon is a 60 acre established industrial estate in a prime location. Well situated in North Yorkshire, it's close to junction 50 of the A1(M) and 20 minutes drive from a number of large towns providing excellent access to a large labour pool.

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



Location to
prosper



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

SOME OF OUR CURRENT CUSTOMERS INCLUDE:



Space for
growth



ACCOMMODATION

	UNIT 55A	UNIT 55B
Warehouse	23,750 sq. ft	23,750 sq. ft
Offices	1,250 sq. ft	1,250 sq. ft
Sub-total	25,000* sq. ft	25,000* sq. ft
Total	*Unit 55 can be let as one 50,000 sq. ft unit	



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



BREEAM
Excellent



Service yard



Eaves height
of 10m



Gated and secure
estate with CCTV



Floor loading
50KN/M sq



Loading via 4
electric ground
level doors per unit



15 parking spaces
inc 2 DDA per unit



High quality
ancillary office



2 EV charging
points per unit

Space for sustainability



BREEAM Excellent'

Approved for quality, performance and sustainability



EV Charging

All units will incorporate EV charging points



Renewable Energy

All units will incorporate solar panels to the roofs



Air Permeability

Heat loss in colder months is minimised and below the required standards



LED office Lighting

Smart LED lighting systems to all office areas



Water efficiency

Low flow taps and cisterns



Efficient Insulation

Higher than required levels of roof, wall and glazing insulation



[Click here for
video tour](#)

Space for
success



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



call: 0113 4650 555
email: info@potterspace.co.uk

ALL ENQUIRIES



- Nick Salkeld
- Harry Finney



- Paul Mack
- Jonathan Jacob



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