

POTTER SPACE
RIPON



TO LET

New distribution / industrial units
from 12,500 sq ft (1,161 sq m)
to 65,900 sq ft (6,122 sq m)

 **Potter
SPACE**
Home for business

Space for business

If you're looking for space to grow and flourish, Potter Space Ripon has everything you need and more.

With easy access to motorway connections, we have detailed planning consent to build units from 12,500 square feet to 65,900 square feet. Space can also be adapted and customised to meet the needs of your business.

In addition, with Potter Space you will find that we are more than a commercial business park owner and developer. As a family business, we act with the utmost integrity, and work with you to help you achieve even greater success.

We value and invest in loyalty believing that by building relationships, not just business premises, we will both be stronger.

Across our portfolio of business parks, we are committed to quality in everything we do. From sustainable property specifications and services, through to well-designed signage and quality landscaping, each business park is kept clean and tidy to create a wonderful working environment and an excellent impression for those visiting your business.

At Potter Space, we also believe in prosperity because when you grow, we grow.

Now is the perfect time to join the growing number of businesses already benefitting from the Potter Space experience.



Units from 12,500 sq ft
to 65,900 sq ft

Space where you need it

We have detailed planning consent for the following:

| Unit | Ground Floor Warehouse (Sq Ft) | Ground Floor Office (Sq Ft) | First Floor Office (Sq Ft) | Total |
|------------------------|--------------------------------|-----------------------------|----------------------------|--------|
| 51 UNIT LET | 23,000 | 1,500 | 1,500 | 26,000 |
| 52 | 10,000 | 1,250 | 1,250 | 12,500 |
| 53 | 16,445 | 1,000 | none | 17,445 |
| 54 | 48,000 | 1,500 | 1,500 | 51,000 |
| 55 | 62,900 | 1,500 | 1,500 | 65,900 |



Space to make yours

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.



Space to say welcome

Key features of Potter Space Ripon include:

- Over 60 acres
- Superb access to A1(M) corridor serving both north and west Yorkshire. Also ideally located for the rest of the UK as equidistant between London and Edinburgh
- Within easy reach of York, Harrogate, Leeds and the north east
- New build units available with space ranging from 12,500 sq. ft to 65,900 sq. ft
- Excellent security



Detailed planning obtained and
infrastructure works now complete

Space for business

About Potter Space

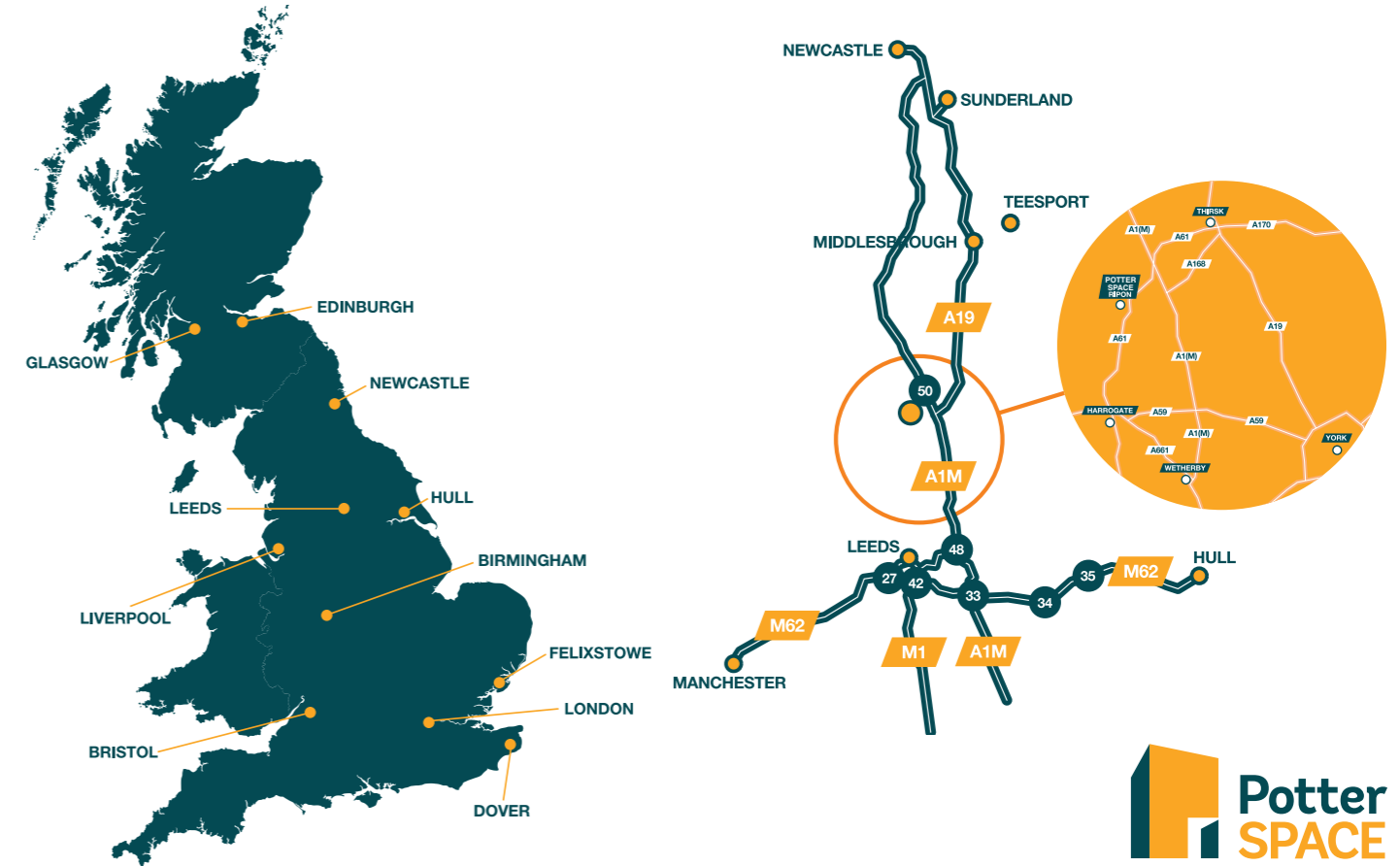
Potter Space is home to over 40 businesses occupying 1.6 million square feet across a range of commercial buildings including warehouses, factories, offices and small business lets. We also have the capability to build bespoke warehousing on our extensive land portfolio.

Each of our buildings are finished to the very highest standard and detailed around your business needs.

Our Ripon site provides excellent links to both the north and south – with Teesport, the M1 and M62 all within a 40 miles radius, opening the doors to the rest of the UK and beyond.

More local to the site you'll find towns such as Knaresborough, Harrogate, Ripon, Thirsk and Northallerton all within a 20-minute drive.

In our 50 years of business, building good relationships and supporting our customers has been at the heart of Potter Space. We look forward to your enquiry and welcoming you to your new business home.





65,900 sq ft

51,000 sq ft

17,445 sq ft

12,500 sq ft

UNIT LET





Home for business

Melmerby, Ripon, North Yorkshire, H4 5HP
www.potterspace.co.uk



Joint agents acting on our behalf

