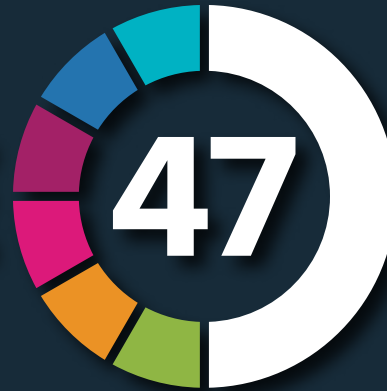


[www.harrogate47.co.uk](http://www.harrogate47.co.uk)

## NEW BUSINESS PARK DEVELOPMENT

# HARROGATE

JUNCTION 47 / A1(M)



FOR SALE / TO LET

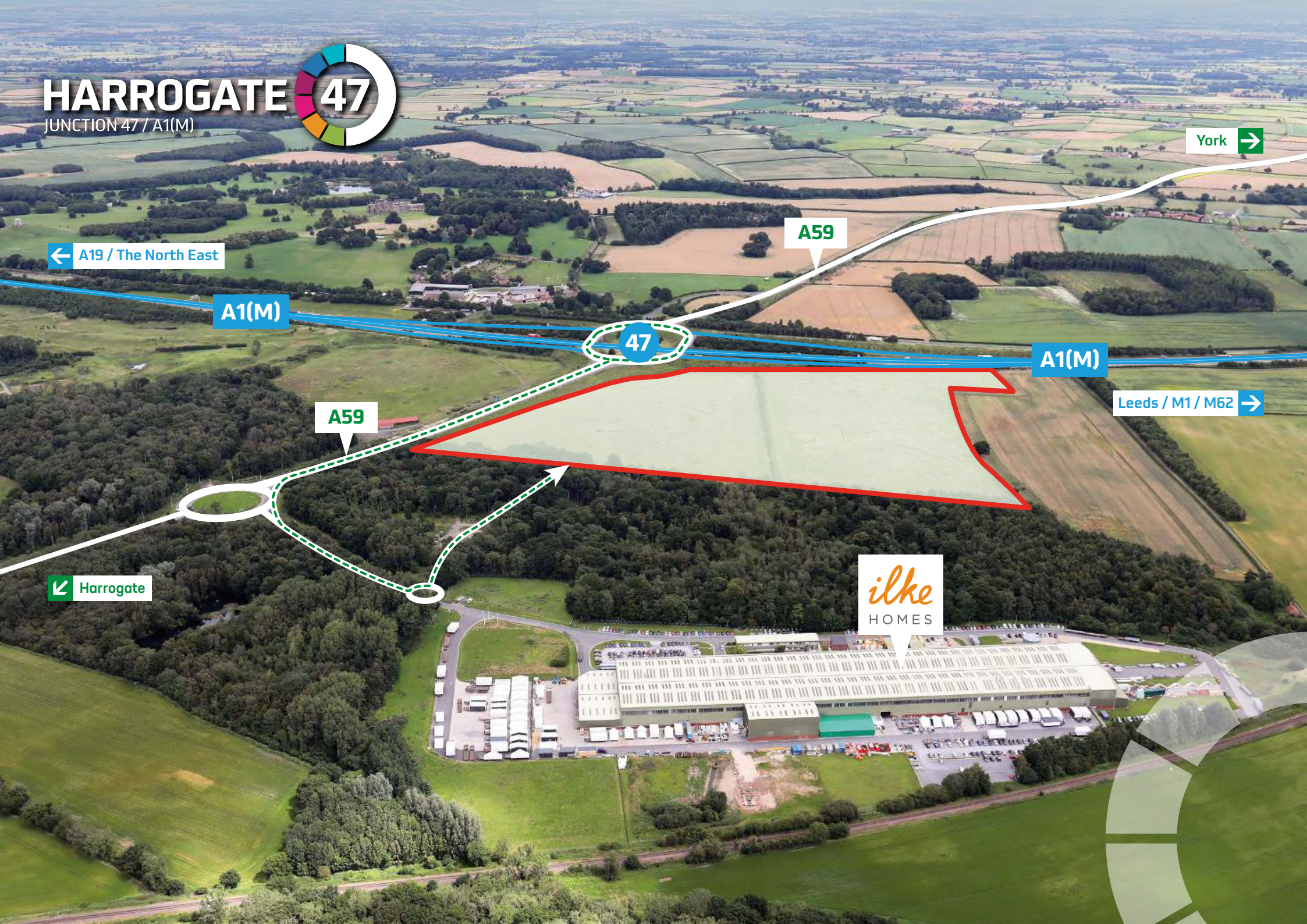
Units available include:

- Offices – 5,000 to 20,000 sq ft
- High Tech/Hybrid – 6,000 to 12,000 sq ft
- Industrial/Warehouse – 20,000 to 120,000 sq ft

Including Potential Roadside Food Retail and Amenities

# HARROGATE 47

JUNCTION 47 / A1(M)



← A19 / The North East

A1(M)

47

A59

York →

A1(M)

Leeds / M1 / M62 →

A59

↙ Harrogate

*ilke*  
HOMES



## Offices

from 5,000 to 20,000 sq ft

47

### Modern High Specification Office Accommodation

---

- Self-contained two storey office buildings with their own front door
- Fully DDA compliant
- Grade A specification with air conditioning throughout
- Full integrated kitchen facilities
- High speed broadband readily available
- EPC rating – A+
- State of the art security system
- Smart building functionalities
- Designated car parking spaces



## High Tech / Hybrid Units

from 6,000 to 12,000 sq ft

47

### Cutting Edge High Specification Business Units

---

- Range of eaves heights – 4m plus mezzanine office floor
- Secure yard – 10m
- Office content – 50%
- Ground level loading doors
- Smart building functionality



## Industrial / Warehouse from 20,000 to 120,000 sq ft

47

### Designed with Modern Day Occupiers' in Mind

---

- Eaves heights ranging from 8m – 14m
- Yard depths – 30m – 50m
- High quality office content of between 5 – 10%
- Ground and Dock level loading doors
- EPC rating – A+



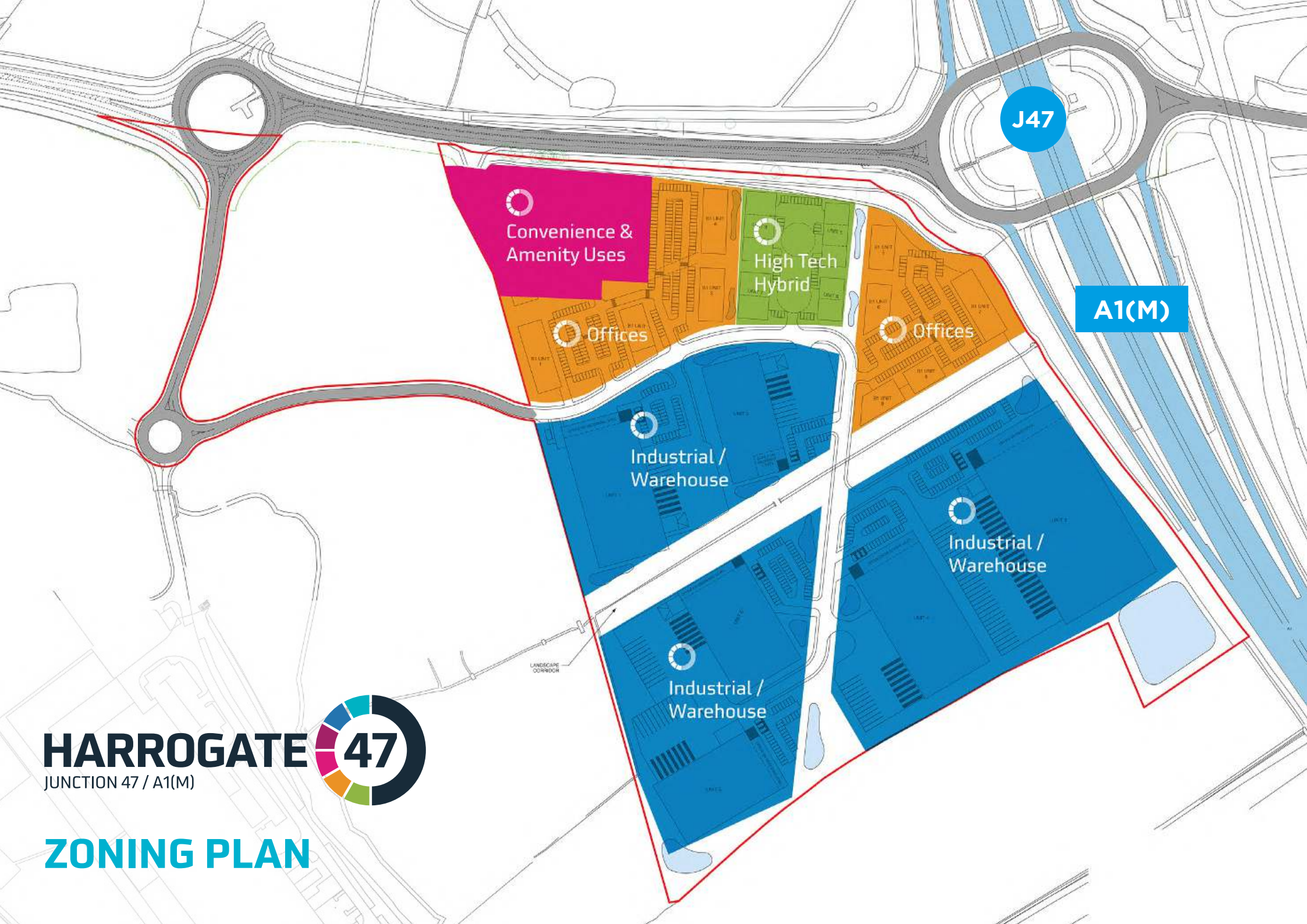
## Future Development Roadside Retail & Amenities

47

### Trade Counter and Food Retail Opportunities

---

- The site is highly visible fronting the busy A59 Harrogate to York trunk road and easily accessed from the A1
- Established customer base in existence with daily flow of traffic - 29554 motor vehicles (2019 DFT manual count)
- 1000 potential employees on full occupation of Harrogate 47



J47

A1(M)

Convenience & Amenity Uses

High Tech Hybrid

Offices

Offices

Industrial / Warehouse

Industrial / Warehouse

Industrial / Warehouse

LANDSCAPE CORRIDOR

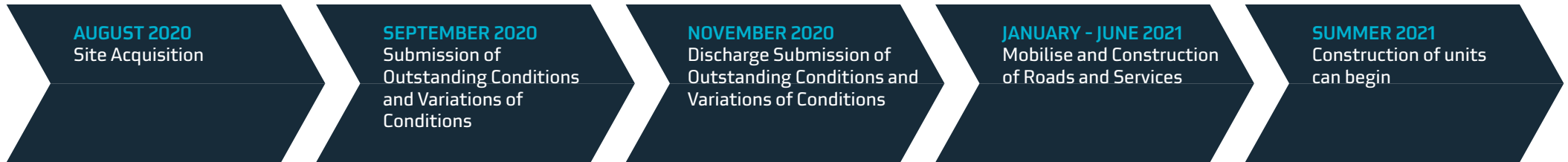
HARROGATE



JUNCTION 47 / A1(M)

ZONING PLAN

## DEVELOPMENT TIMELINE



## SUSTAINABLE FEATURES

### Low Carbon Development

Enhanced CO2 emissions savings vs. a standard new build development

EPC A rating buildings enabled to achieve A+

BREEAM 'Excellent' Rating

Fabric first building design approach

Carbon Neutral cladding envelope

Whole Life Carbon Assessment undertaken from Stage 2 to minimise embodied carbon

Warehouse roof area incorporating high efficiency roof lights, offering good daylight potential and thermal performance

Well insulated building envelope with Euroclass A1 noncombustible insulation, offering best in class fire protection

Solar Photovoltaics supplying renewable electricity and delivering cost savings

Office incorporating LED lighting with movement controls and daylight dimming

Low air permeability design reducing air leakage

Secure and well-lit cycle parking facilities

10% of parking spaces with electric vehicle charging

Healthy office specification incorporating low of free VOCs

Enhanced water saving features

Climate change in paints and materials adaptation strategy




POST CODE  
**HG5 0XJ**


## ESTABLISHED LOCATION

Harrogate 47 is located to the eastern side of Harrogate and Knaresborough. The site is positioned to the south of the A59 and runs adjacent to the A1 (M) offering immediate access from Junction 47. Harrogate, Leeds, Bradford and York are all within easy reach.

## DEMOGRAPHICS

 **Drivetime Of The Working Population**  
**3,474,561**  
within 60 minutes drivetime

 **Working Within Manufacturing**  
**268,700**  
within 60 minutes drivetime

 **Vocationally Skilled Workforce**  
**2,272,500**  
with Level 2 or above  
(60 minute drivetime)

**EPC**  
The property will be assessed on completion for EPC rating - anticipated A.

**VAT**  
Figures quoted exclusive of VAT.

**BREEAM**  
The property will be assessed on completion for Breeam rating - anticipated Excellent.

**LEGAL COSTS**  
Each party is to be responsible for their own legal and surveyors costs incurred.

**TERMS**  
Units are available on both freehold and leasehold terms. For further information, please contact the joint agents.

**GRANTS**  
For further information, please contact .....

[www.harrogate47.co.uk](http://www.harrogate47.co.uk)

## CONTACTS

For all **Industrial & Warehouse** enquiries please contact the joint agents:

**Paul Mack**  
07921 933 636  
paul.mack@gentvisick.com

**Mike Baugh**  
07785 284 994  
mike.baugh@cbre.com

**Daniel Walker**  
07920 151 117  
daniel.walker@gentvisick.com

**Danielle Raunjak**  
07714 145 984  
danielle.raunjak@cbre.com



For all **Office** enquiries please contact the joint agents:

**Alex Hailey**  
07917 168676  
alex.hailey@cbre.com

**Elizabeth Ridler**  
07500 032855  
elizabeth.ridler@knightfrank.com

**Clair McGowan**  
07920 532468  
clair.mcgowan@cbre.com

**Eamon Fox**  
07702 759 036  
eamon.fox@knightfrank.com



A JOINT DEVELOPMENT BY

**BRIDGES**  
Fund Management



IMPORTANT NOTICE. These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. The agents, seller(s) or lessor(s) have no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Designed and produced December 2020 by www.thedesigntaxchange.co.uk