

Unit 54

20,000 SQ FT (1,858 SQ M)

Available
Autumn 2023



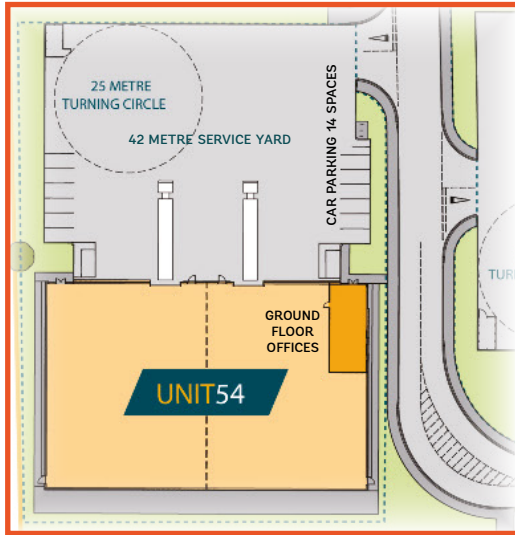
Potter Space Ripon

Melmerby, Ripon, North Yorkshire HG4 5HP

Brand new, high quality warehouse space
with superb access to A1(M) motorway

Site Plan

Melmerby Green Lane



KEY

- SITE BOUNDARY
- UNIT BOUNDARY
- NEW BUILDINGS
- EXISTING BUILDINGS

CURRENT CUSTOMERS ON OUR SITE INCLUDE...



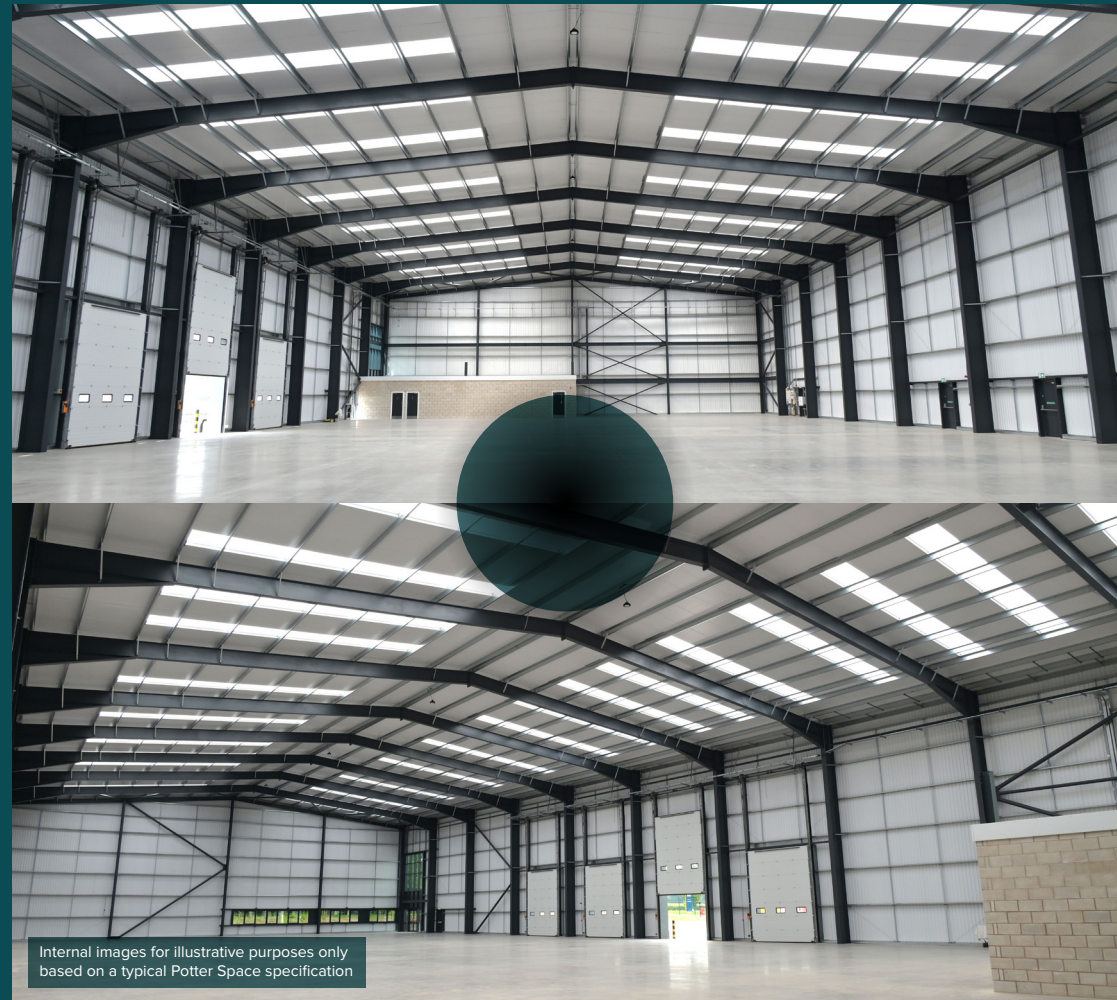
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ACCOMMODATION

	SQ FT	SQ M
Warehouse	18,250	1,695
Offices	1,750	163
Total	20,000	1,858



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



BREEAM
Very Good
rating



42M service
yard



Eaves height
of 10m



Gated and
secure estate
with CCTV



Floor loading
50 KN/M sq



Loading via two
electric ground
level doors



14 parking
spaces inc.
2 DDA spaces



High quality
ancillary office



4 EV charging
points

Potter Space Ripon

A key location for business



Map not to scale.

Drive times*	Mile	Time
Leeds	28	45 minutes
Middlesbrough	37	51 minutes
Newcastle	68	1 hour and 15 minutes
Sheffield	71.1	1 hour and 19 minutes
Hull	83.7	1 hour and 30 minutes
Carlisle	95	2 hours
Edinburgh	188	3 hours and 47 minutes
London	224	4 hours and 10 minutes

* AA Route Finder

Unit 54 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 Northallerton providing a large labour pool.

Viewings can be arranged through our agents or directly with Potter Space.

ALL ENQUIRIES

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