



**PLOT B**  
Speculative Units

**PLOT A**  
Sold to - Envirovent

**PLOT D**  
Sold to - Owner Occupier

**PLOT C**  
Sold to - Bioclad

Units available from  
2,051 - 5,045 sq ft



TO LET  
**NEW BUILD INDUSTRIAL WAREHOUSE /  
TRADE COUNTER UNITS**  
2,051 - 5,045 SQ FT

**HARROGATE WEST**  
BUSINESS PARK

BURLEY BANK ROAD, PENNY POT  
HARROGATE HG3 2SE



## DESCRIPTION

New commercial development bringing forward 111,170 sq ft of industrial/warehouse premises.

Phase 1 comprises of 4 plots briefly described as:

- **Plot A 60,000 sq ft design and build freehold - Sold**
- **Plot B 31,170 sq ft speculative development - Available to let**
- **Plot B comprises 2 industrial terraces, designed to a high specification, and suitable for industrial /warehouse / trade counter use**
- **Plot C 11,000 sq ft design and build freehold - Sold**
- **Plot D 9,000 sq ft design and build freehold - Sold**

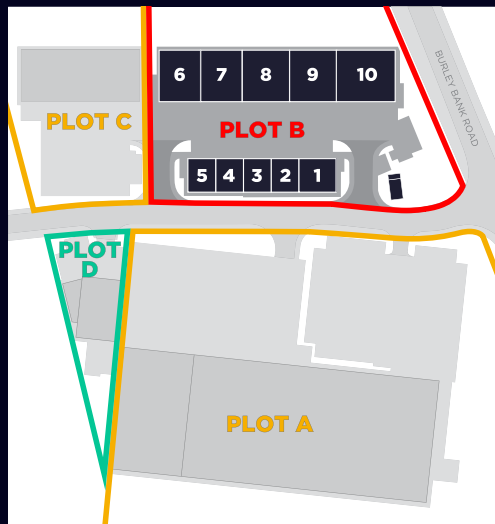
The development will deliver a mix of unit sizes ranging from 2,051 sq ft (1,523 plus 528 mezzanine) to 5,045 sq ft. Plot B is available on a leasehold basis only and will be ready for occupation from August 2022.

## ACCOMMODATION

Phase 1, Plot B will deliver 10 units which are available individually or in combination. The table identifies approximate Gross Internal Area (GIA).

## SPECIFICATION

Units are to be built to a standard core specification with main services connected, an office/reception area, and WC facilities (further details available on request). Occupier variations can be agreed via negotiation.



UNIT	GROUND FLOOR Sq ft	MEZZANINE Sq ft
1	2,037 (Under Offer)	719
2	1,523 (Under Offer)	528
3	1,523	528
4	1,523	528
5	1,519	537
6	3,550	-
7	3,550	-
8	4,030	-
9	4,030	-
10	5,045	-
<b>TOTAL</b>	<b>28,330</b>	<b>2,840</b>



## TENURE

Units are available to let by way of a new Full Repair and Insuring (FRI) lease on terms to be agreed.

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## LOCATION

Harrogate West Business Park is situated in a prominent location where Burley Bank Road meets Penny Pot Lane, approximately 3 miles west of Harrogate town centre. The site is within close proximity of major road communications, the A61 Ripon Road and the A59 Skipton Road linking to the A1(M) in the east.



**6.5M  
EAVES  
HEIGHT**



**FLOOR  
LOADING  
30KN/M2**



**SECTIONAL  
OVERHEAD  
DOORS  
3.6M X 4M**



**PARTIAL  
MEZZANINE  
COVERAGE  
(UNITS 1-5)**



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