

TO LET/FOR SALE

PHASE 2
HARROGATE
WEST BUSINESS
PARK, BURLEY
BANK ROAD,
HARROGATE,
NORTH
YORKSHIRE
HG3 2SE

**NEW DEVELOPMENT -
COMING SOON**

**3,300 - 31,300 sq ft
306.57 - 2,907.77 sq m**

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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 trunk roads, the A61 Ripon Road and the A59 Skipton Road linking to the A1(M), approximately 12 miles to the east of the property.

Occupiers of the first phase of the development include EnviroVent and Bio Clad.

DESCRIPTION

Outline planning consent has been granted for a new commercial development providing 134,900 sq ft of industrial warehouse premises.

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).

Phase 1, which sits at the front of the Harrogate West development, was completed in 2022. Units will be built to a similar specification as shown in the photos attached (these are for indicative purposes only).

ACCOMMODATION

Phase 2 will deliver 10 units. The table identifies approximate Gross Internal Area (GIA).

Name	Size
Unit 1	31,300 sq ft (2,907.77 sq m)
Unit 2	10,000 sq ft (929 sq m)
Unit 3	10,000 sq ft (929 sq m)
Unit 4	3,300 sq ft (306.57 sq m)
Unit 5	3,300 sq ft (306.57 sq m)
Unit 6	3,300 sq ft (306.57 sq m)
Unit 7	6,250 sq ft (580.62 sq m)
Unit 8	6,250 sq ft (580.62 sq m)
Unit 9	30,600 sq ft (2,842.74 sq m)
Unit 10	30,600 sq ft (2,842.74 sq m)

TERMS

Units are available on a leasehold or freehold basis.

LEGAL COSTS

Each party will be responsible for their own legal costs (including stamp duty) incurred in the transaction.

VAT

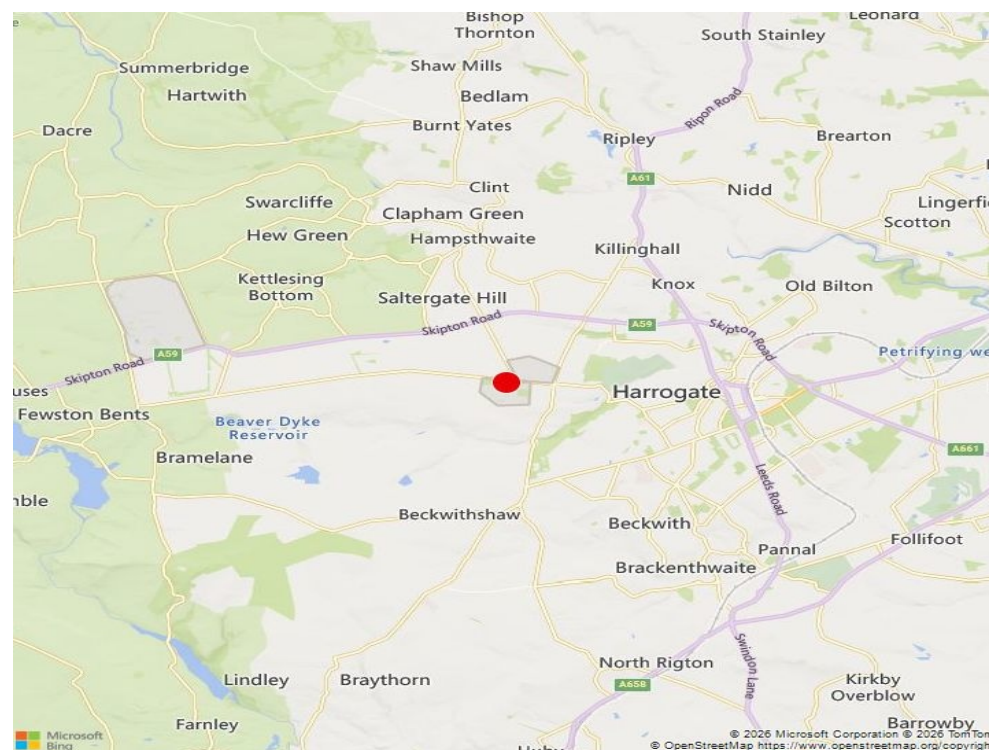
VAT will be charged where applicable.

VIEWING

Strictly by appointment with the retained agents.

AML

Any Purchaser or Tenant will be required to satisfy any Anti Money Laundering requirements.



CONTACT

Marissa Allott
0113 426 9869 / 07890 300 109
marissa.allott@carterjonas.co.uk

Rich Harris
07808 290894 /
Rich.Harris@carterjonas.co.uk

Christopher Fordy
07809 202 300 /
christopherfordy@fordymarshall.com

carterjonas.co.uk/commercial

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