

# To Let

## 20,000-50,000 SQ. FT

(1,858 SQ. M to 4,645 SQ. M)



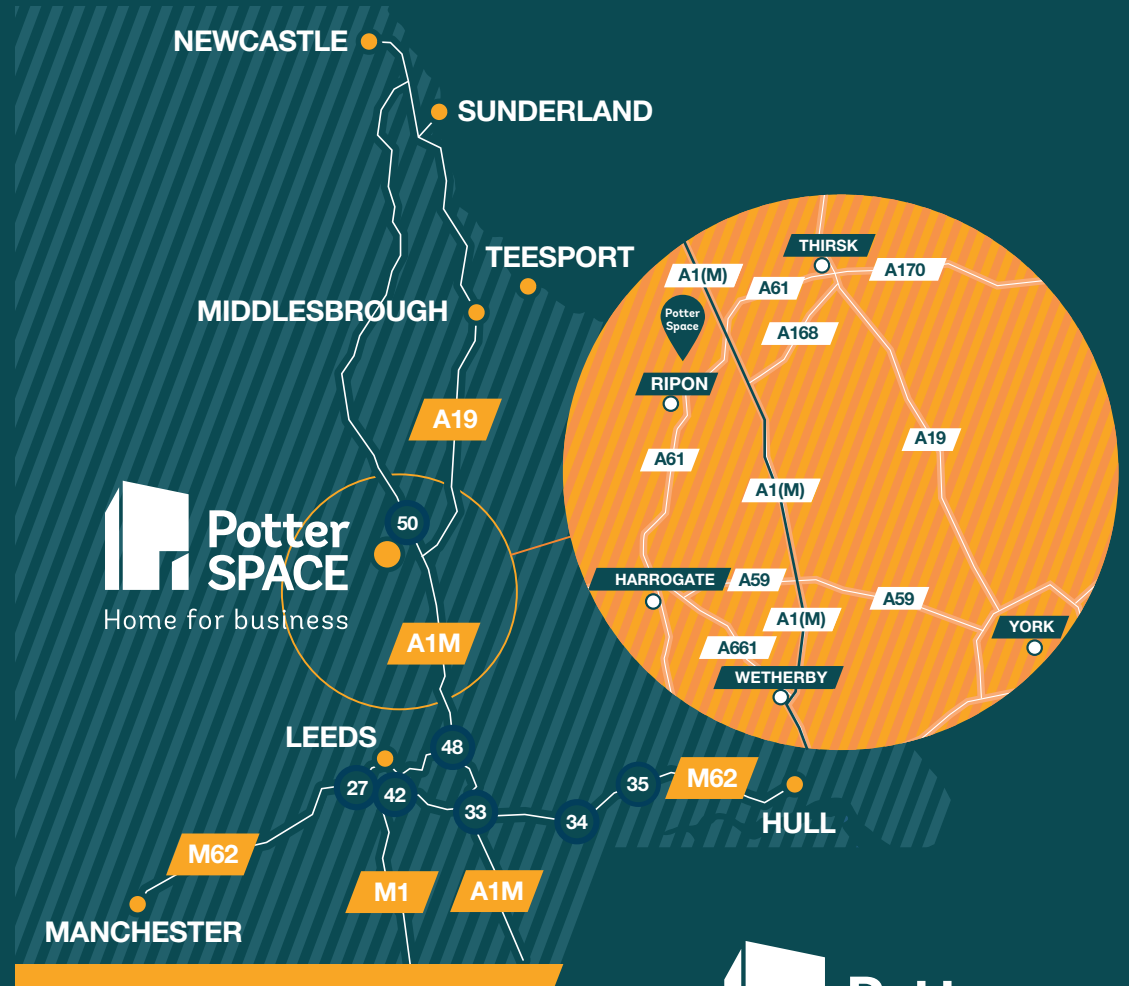
## Potter Space Ripon

Melmerby Green Lane, Ripon, North Yorkshire, HG4 5HP

Close to the A1M junction 50

# Location

**Potter Space Ripon** 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.



DRIVE TIMES*	MILES	TIME
Leeds	28	45 minutes
Middlesbrough	37	51 minutes
Newcastle	68	1 hour and 15 minutes
Sheffield	71	1 hour and 19 minutes
Hull	83	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



# Site Plan



If you're looking for space to grow and flourish, **Potter Space Ripon** has everything you need and more. It has easy access to motorway connections and is within easy reach of Harrogate, York, Leeds and the North East.

## KEY

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

## CURRENT CUSTOMERS ON OUR SITE INCLUDE...





# Sustainability...



## EV charging

All units will incorporate EV charging points



## Renewable energy

All units will incorporate solar panels to the roofs



## LED office lighting

Smart LED lighting systems to all office areas



## Water efficiency

Low flow taps and cisterns



## Sustainable draining system

Balancing ponds utilised for surface water drainage



## Efficient insulation

Higher than required levels of roof, wall and glazing insulation



## Air permeability

Heat loss in colder months is minimised and below the required standards



# Make it your space

Our new units offer the following cubic metres;

Unit 41	44,392m <sup>3</sup>
Unit 54	19,018m <sup>3</sup>
Unit 55A	24,017m <sup>3</sup>
Unit 55B	24,017m <sup>3</sup>

**UNIT 41**

**UNIT 55b**

**UNIT 55a**

**UNIT 54**

**UNIT 52**

LET TO EUROPEAN HERITAGE



**UNIT 53**

LET TO THE ENGLISH MARQUEE COMPANY

ENGLISH MARQUEE COMPANY  
HARRINGGATE

**UNIT 51**

LET TO I'ANSON BROS



1.5 mile to A1(M)

Melmerby Green Lane

**NEW UNITS TO LET**

**UNIT 41**  
**40,000**  
SQ FT

**UNIT 54**  
**20,000**  
SQ FT

**UNIT 55a**  
**25,000**  
SQ FT

**UNIT 55b**  
**25,000**  
SQ FT

# UNIT 41

Available within 6 months



## ACCOMMODATION

	SQ FT
Warehouse	40,000
Offices	0
Total	40,000

# UNIT 54

Available Spring 2023



## ACCOMMODATION

	SQ FT
Warehouse	19,000
Offices	1,000
Total	20,000



Total plot size  
1.03 acres



Eaves height  
of 11m



Gated and  
secure estate  
with CCTV



Floor loading  
50 KN/M sq



Dual loading  
doors



On-site  
maintenance  
team



15 parking  
spaces inc. 2  
DDA spaces



Eaves height  
of 10m



Gated and  
secure estate  
with CCTV



Floor loading  
50 KN/M sq



Loading via  
two electric  
ground level  
doors



High quality  
ancillary  
offices



Total plot size  
1.41 acres



14 parking  
spaces inc. 2  
DDA spaces



# UNITS 55 a & b

Available Autumn 2023

UNIT 55a



## ACCOMMODATION

	SQ FT
Warehouse	23,750
Offices	1,250
Sub-total	25,000*

UNIT 55b



## ACCOMMODATION

	SQ FT
Warehouse	23,750
Offices	1,250
Sub-total	25,000*

# UNITS 55 a & b TOTAL 50,000 SQ. FT\*

\*Unit 55 can be let as one 50,000 sq. ft unit



Total plot size  
2.95 acres



Eaves height  
of 10m



Gated and secure  
estate with CCTV



Floor loading  
50 KN/M sq



Loading via four electric  
ground level doors per unit



Large yard area which  
can be made secure



High quality  
ancillary offices



15 parking spaces  
inc. 2 DDA spaces



On-site  
maintenance team

# Space for business

**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. 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**.

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

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, **+44 (0) 1765 530 930**.

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.

We look forward to your enquiry and welcoming you to your new business home.



Home for business

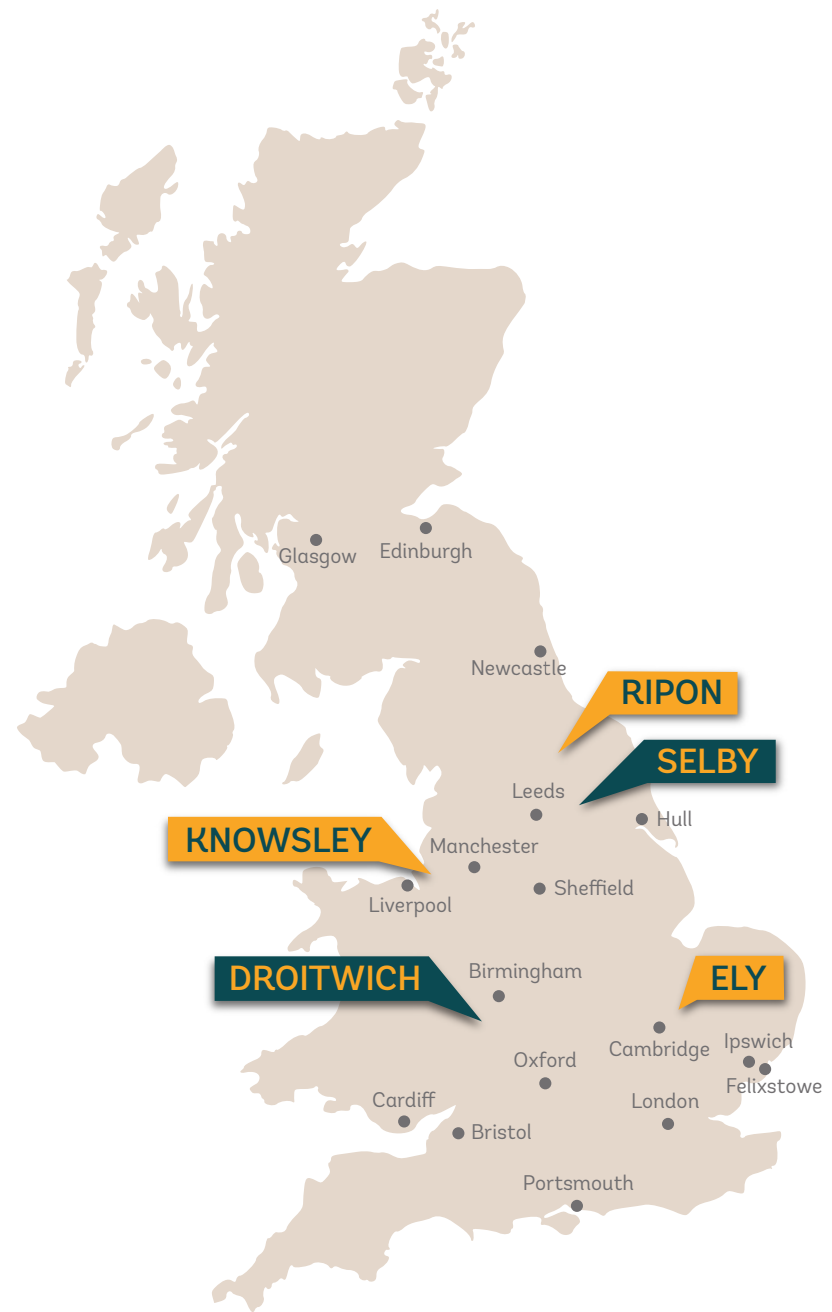




Contact us

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A DEVELOPMENT BY



Home for business

ALL ENQUIRIES



Nick Salkeld/Paul Fox



Paul Mack/Jonathan Jacob

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