

**BECKWITHKNOWLE**  
HARROGATE HG3 1RY



OFFICES • HEALTHCARE • BUSINESS SPACE • TO LET / FOR SALE



# Location plan

The site is located approximately 1.5 miles to the west of Harrogate and adjacent to Cardale Park, which already accommodates around 4,000 employees with firms such as Vp plc, Covance, Sanderson Bramall, Euro Car Parts, Munchkin, Jelf Insurance (formerly Bluefin), LDHL Group, High Street TV, Redcentric and Succession Group.



HARROGATE TOWN CENTRE

OTLEY RD (B6162)

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TAYLOR WIMPEY RESIDENTIAL  
(WITH PLANNING PERMISSION)

CARDALE PARK  
(EXISTING)

WHINNEY LANE MIXED USE  
(PREFERRED ALLOCATION)

WINDMILL FARM RESIDENTIAL  
(PREFERRED ALLOCATION)

BLUECOAT RESIDENTIAL  
(WITH PLANNING PERMISSION)

PLOT D & E  
3.5 ac gross

PLOT C  
Approx 1.35 ac  
gross

PLOT B  
Sold to Vida

PLOT A  
Sold to NHS

OTLEY RD (B6162)

There is a workforce "on the doorstep" and as part of the development around the site there are proposals for the upgrading of the main Otley Road to the Town Centre, to the west and to Leeds. Leeds Bradford Airport lies approximately 10 miles to the south west.



Plots C, D & E, comprising 4.85 acres gross, remain available on a fully serviced basis to accommodate further development

# Grade A Offices

Offices will be designed and finished to a high standard available Freehold or Leasehold from 2,000 to 10,000 sq.ft. and depending on size will be available in a terrace, semi-detached or detached format.

## Proposed Specification

- Two Storey Office Buildings
- Full raised floors throughout
- Full double glazing
- Optional Air Conditioning
- Lift to First Floor
- Gents & Ladies WCs at Ground and First Floor
- Disabled WC at Ground Floor
- High Quality External Features to reflect rural environment
- Car Parking – 4 Spaces per 1,000 sq.ft. net

# Business Space

Light Industrial or Hybrid Industrial/Office Units are available either for Sale or To Let to a varying specification to suit individual requirements and will be developed within a terrace, semi-detached or detached format.

## Proposed Specification

- 2,000 to 10,000 sq. ft. Industrial/Hybrid Buildings
- Flexible office content
- 6-9m Eaves
- Loading Doors to suit
- Full or partial Mezzanine coverage
- Double Glazing to Offices / Reception areas
- 3 Phase Electrics
- Final Fit-out and Specification to be agreed pending individual requirement



# The Delivery Team

## The Developer

Beckwith Knowle  
Developments Ltd.  
Elmwood House  
York Road, Kirk Hammerton  
York, YO26 8DH

## Architect

Seven Architecture  
Clarendon House  
Victoria Avenue  
Harrogate, HG1 1JD

## Structural Engineer

JPG Ltd.  
5 John Charles Way  
Leeds, LS12 6QA

## Services Engineer

Silcott Leadham  
Upperbank House,  
Stoneythorpe  
Leeds, LS18 4BN

## Planning Consultant

ID Planning  
31 King Street  
Leeds, LS1 2HL

## Highways Consultant

Fore Consulting Ltd.  
2 Queen Street  
Leeds, LS1 2TW

## Landscape Architect

Re-form Landscape  
Architecture  
Tower Works, Globe Road  
Leeds, LS11 5QG

# Further Information

Additional information on unit sizes, prices and rents, timescales for delivery and building specification is available from the retained agents:

**Carter Jonas**

**0113 242 5155**

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

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**FM**

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