



A1m50

Melmerby Green Lane, Melmerby, Ripon, HG4 5HP

Light Industrial To Let, Ripon

6,000 sq ft
(557.42 sq m)

- Available Q3 2018
- Eaves height of 8 metres
- Large yard area with the potential to be secured
- Loading via up to 4 electrically operated ground level roller shutter doors
- High quality ancillary office accommodation

Summary

Available Size	6,000 sq ft
Rent	£0.17 per sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

A1M50 is situated in an established and highly popular industrial / distribution location next to the already thriving Melmerby Industrial Estate. A1M50 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 the North East.

A1M50 is 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 North Allerton providing a large labour pool.

The site has already pre-let 25,000 sq. Ft to animal feed manufacturer i'Anson Brothers and the site can accommodate new industrial / warehouse premises from circa 6,000 sq. Ft up to 120,000 sq. Ft.

The site benefits from the following;

- Detailed planning consent in place allowing for delivery of new premises within 9 months
- Fully secure site with barrier entry system and CCTV
- Site infrastructure and services already in place

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The premises will provide a new detached / two semi-detached industrial / warehouse unit, which will benefit from the following specification;

Available Q3 2018

Eaves height of 8 metres

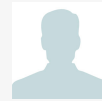
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Viewing & Further Information



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