

TO LET

Nidderdale Park, Beckwith Knowle,
Harrogate, North Yorkshire HG3 1SA

Modern Industrial Unit
16,275 sq ft on 1 acre plot



DHP.

DOVE HAIGH PHILLIPS

0113 245 0550

dhpproperty.co.uk

**ROBBINS
ASSOCIATES**

01423 505 501

Location

The property occupies a prime location alongside Cardale Park approximately 2 miles south west of Harrogate town centre.

- **Excellent location.**
- **Harrogate town centre & railway station within 2 miles.**
- **Established commercial location.**
- **Nearby occupiers include Redcentric, IDHL, Labcorp and Moda Group.**

Description

- 16,275 sq ft GIA with 5.7m minimum eaves throughout the warehouse.
- Modern steel portal frame construction.
- Large dedicated yard area.
- Large mezzanine (can be removed if required).
- X2 ground level loading doors.
- Ground floor workshop/lab space.
- First floor offices with kitchen and W.Cs.
- Potential for large power supply (further details on request).





RHS Harlow Carr

North Yorkshire Police

Central House

Lookers

Labcorp

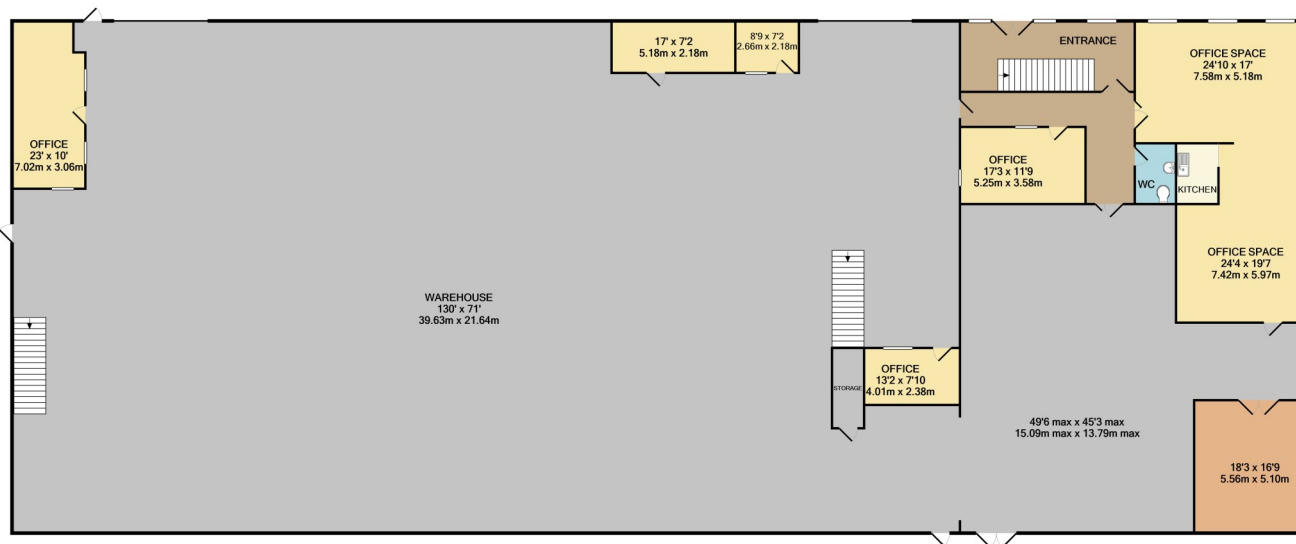


Accommodation

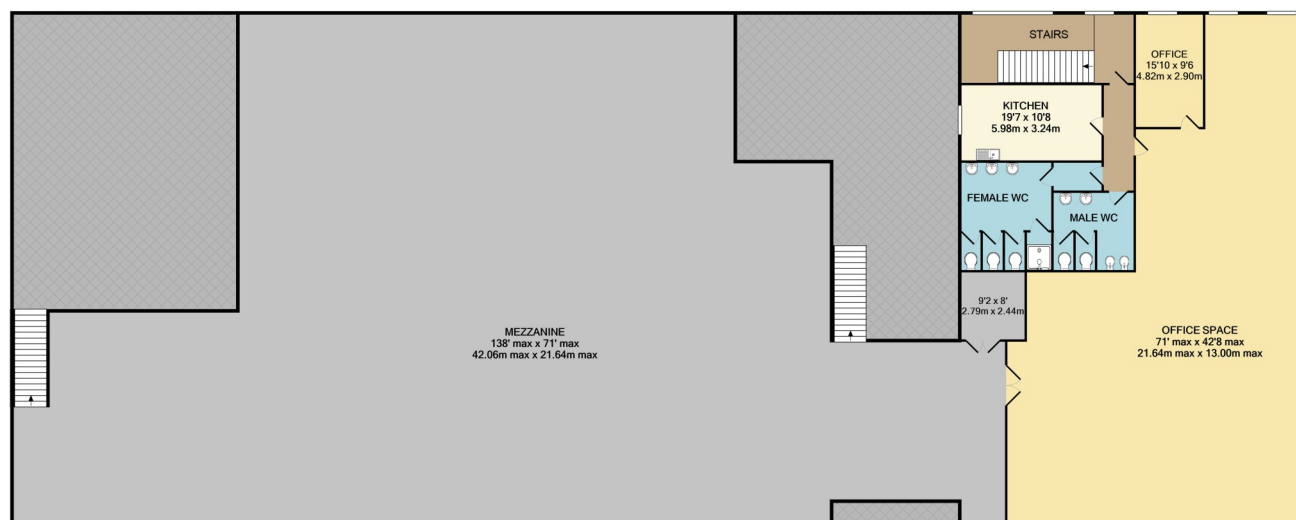
	Sq ft	Sq m
Warehouse (5.7m min eaves)	9,289	862.99
Workshop/lab/W.C's (ground floor, 2.5m height)	3,667	340.69
Offices (first floor)	3,318	308.29
Mezzanine (can be removed)	7,157	664.94
(excl mezz) TOTAL GROSS INTERNAL AREA	16,275	1,5112

- Low site coverage
- 1 acre total site area
- Established landscaping
- Secure boundary fence
- Entrance barrier





GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Terms

A new Fully Repairing & Insuring lease is available on terms to be negotiated. Please contact the joint agents for further details.

Business Rates

The current rateable value includes a neighbouring property therefore interested parties are advised to make their own enquiries via North Yorkshire Council.

EPC

Eskdale House: Energy performance rating of D (79). A copy is available on request.

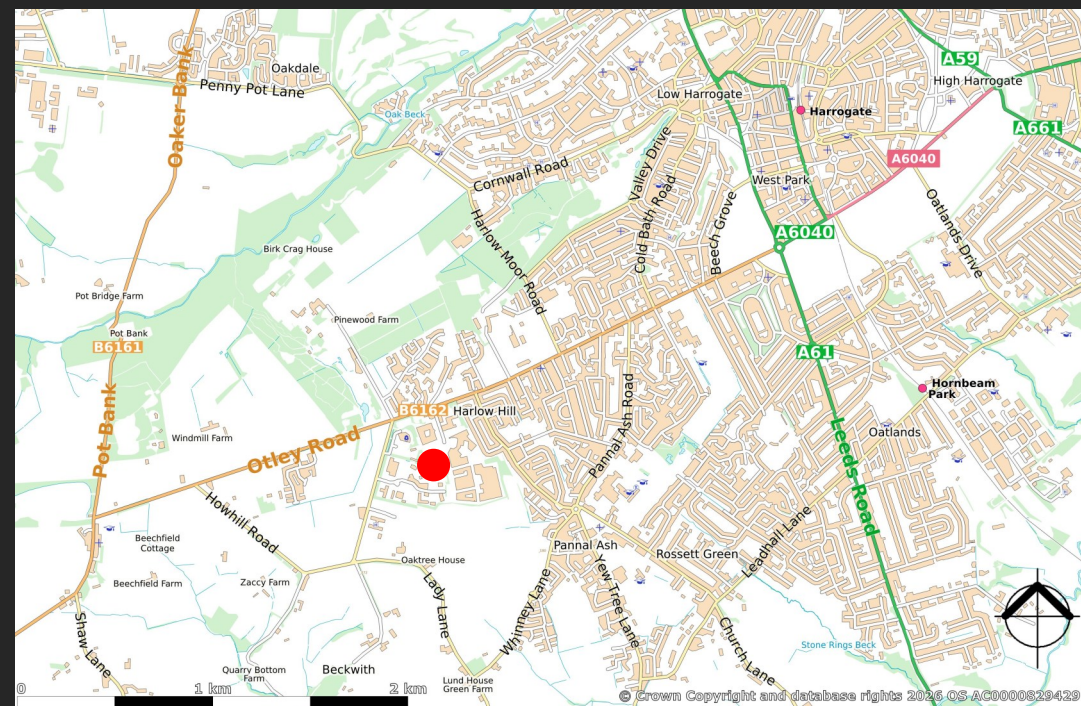
Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All rents quoted are exclusive of VAT which may be charged in addition.

Misrepresentations Act: Dove Haigh Phillips act for themselves and for the Vendors and Lessors of this property whose agents they give notice, i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item, iii) No person in the employment of Dove Haigh Phillips has any authority to make or give any representation whatsoever in relation to the property. September 2026.



Viewing & Further Information



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