

**FOR SALE**  
**CARDALE 23, CARDALE PARK, HARROGATE, HG3 1SA**

**WAREHOUSE + ANCILLARY OFFICE ACCOMMODATION 23,432 ft<sup>2</sup>**

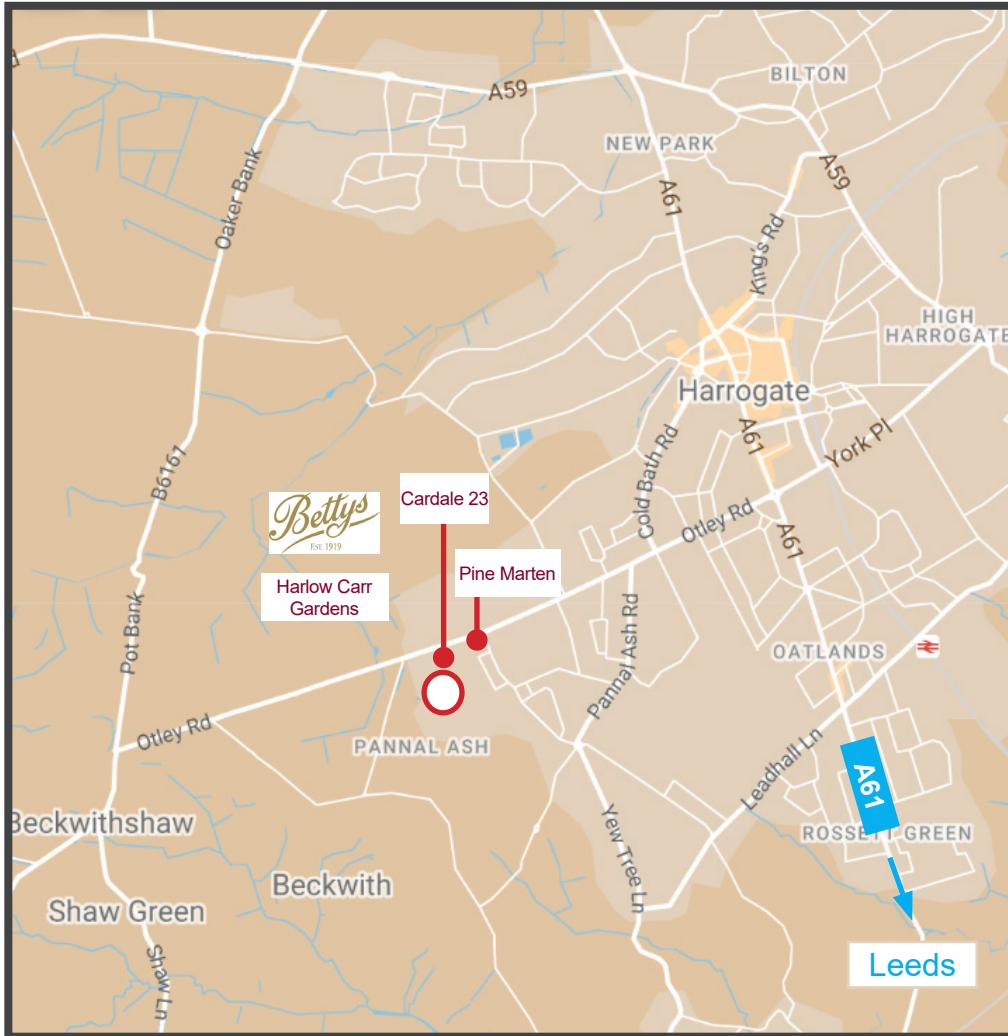
**FOX  
LLOYD  
JONES**

**0113 243 1133**

[www.fljltd.co.uk](http://www.fljltd.co.uk)

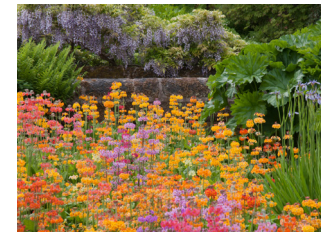


- ◇ Rare Freehold opportunity
- ◇ Secure site with 44 car parking spaces on 0.76 acre plot
- ◇ 2x level access doors
- ◇ Solid concrete floor
- ◇ 5.5m clear working height
- ◇ 3-phase power
- ◇ Extensive load bearing mezzanine floor
- ◇ 2-storey office content
- ◇ EPC D-79



**Cardale 23** is situated at Beckwith Knowle / Cardale Park, an established business location in Harrogate.

- The building is approximately 2 miles south-west of Harrogate Town Centre.
- The Business Park has a mixture of uses, including office, industrial, leisure and R&D.
- Notable neighbouring occupiers include Redcentric, IDHL, Labcorp and Moda Group.
- Harrogate has excellent train services to Leeds and York City Centre.
- Leeds Bradford Airport lies approximately 14 miles south west.
- Leisure amenities on the estate include Beckwith Health Club / Gym as well as an attractive gastropub, the Pine Marten.
- Also within a short walk are the renowned Harlow Carr Gardens, where attractions include a large branch of the famous Bettys Tea Rooms.



## LOCATION

**CARDALE 23, HARROGATE, HG3 1SA**

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ACCOMMODATION

AERIAL IMAGE

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SITE PLAN

PROPOSAL

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## Description:

Comprising a detached purpose built warehouse of steel portal frame construction extending to a total of 16,275 ft<sup>2</sup> (23,432 ft<sup>2</sup> including mezzanine).

## Specification:

- Secure site
- 2x level access doors
- Solid concrete floor
- 5.5m clear working height
- 3-phase power
- Extensive load bearing mezzanine floor
- 2-storey office content
- EPC D-79

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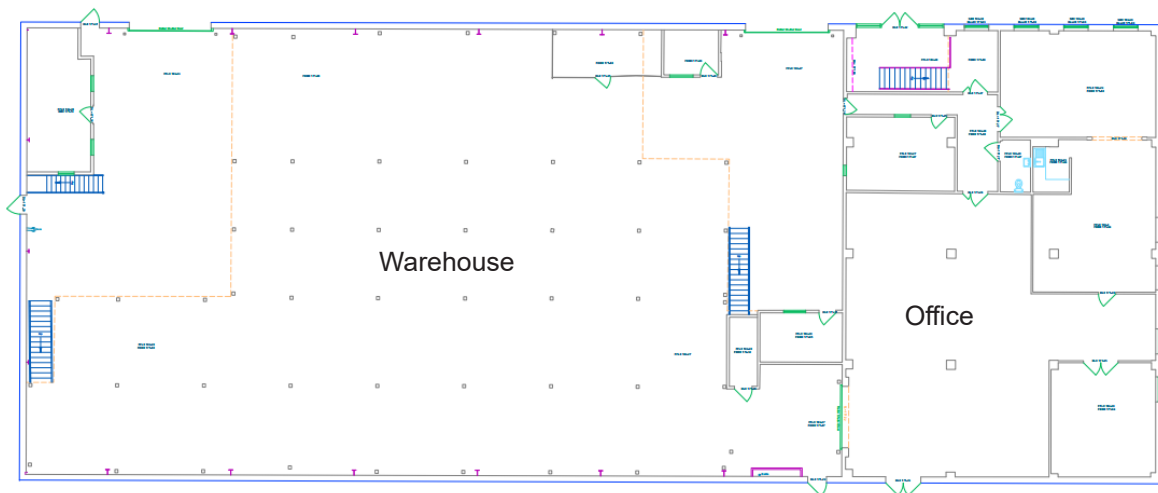
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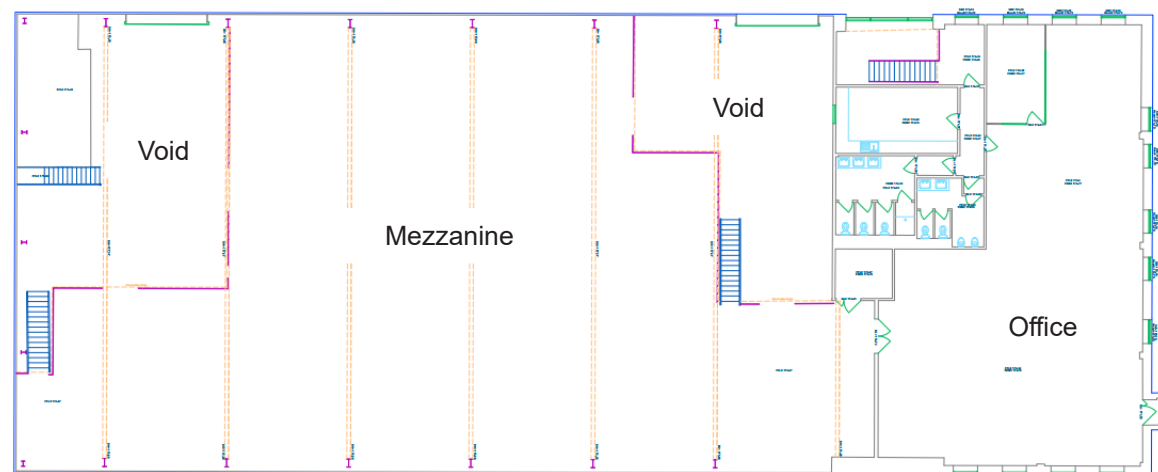
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## Ground Floor



## First Floor



### Warehouse Accommodation:

The available accommodation has been measured to have the following approximate gross internal floor areas:

Unit	Sq. M.	Sq. Ft.
Ground Floor Office	340.69	3,667
First Floor Office	308.29	3,318
Office Total	648.98	6,986
Ground Floor Warehouse	862.99	9,289
Total (excluding Mez)	1511.97	16,275
Mezzanine	664.94	7,157
<b>Total (including Mez)</b>	<b>2,176.91</b>	<b>23,432</b>

### Car Parking:

The property benefits from 44x dedicated car parking spaces.

# ACCOMMODATION

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## AERIAL IMAGE

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## GALLERY

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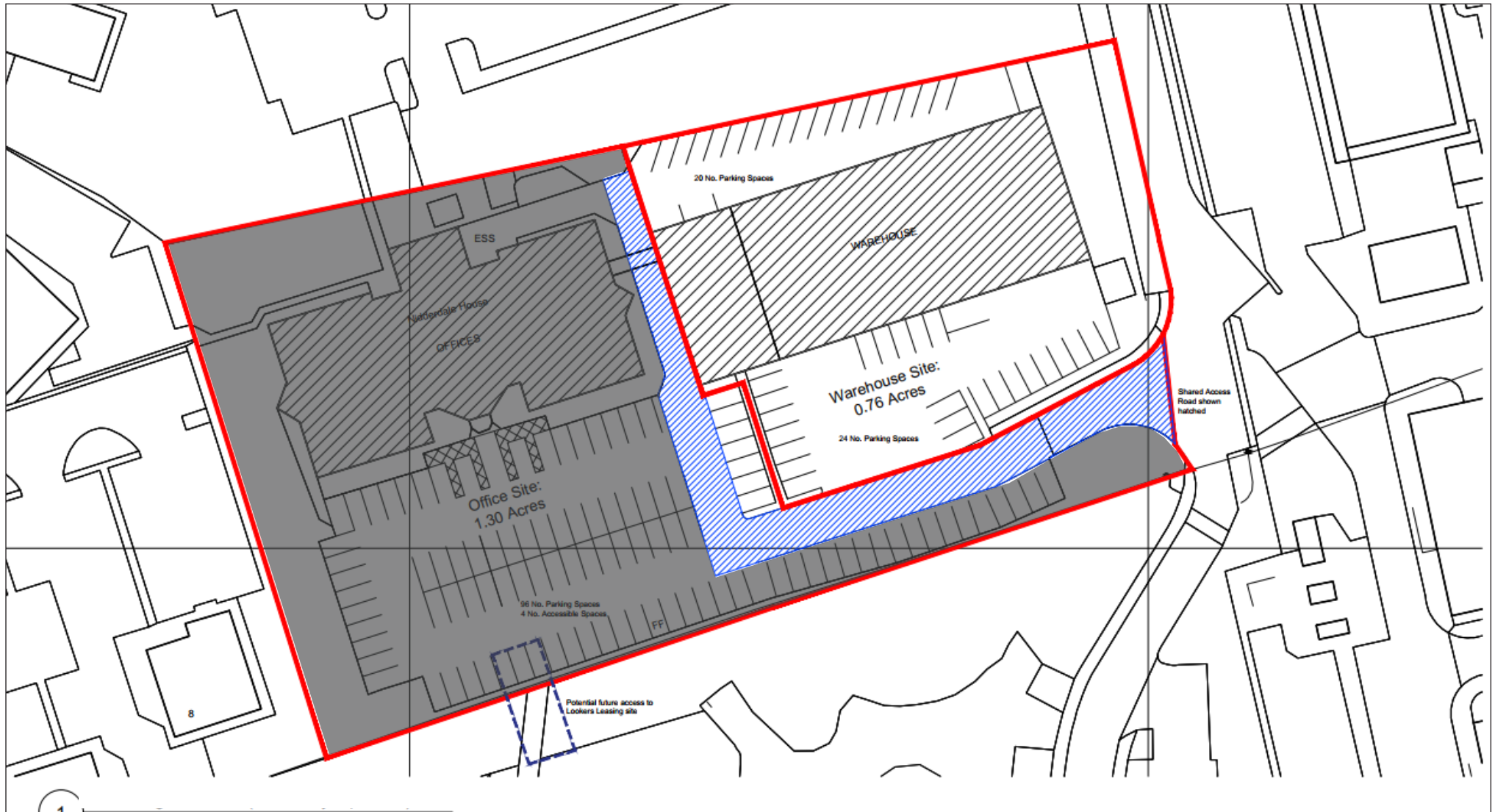
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## SITE PLAN

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## Viewing & further information

Please contact the sole letting agents:

**Nick Salkeld**

[Nick.Salkeld@fljltd.co.uk](mailto:Nick.Salkeld@fljltd.co.uk)

**Harry Finney**

[Harry.Finney@fljltd.co.uk](mailto:Harry.Finney@fljltd.co.uk)

**Bethan Linehan**

[Bethan.Linehan@fljltd.co.uk](mailto:Bethan.Linehan@fljltd.co.uk)



## Proposal

We are instructed to seek offers of £1,950,000 for the Freehold interest.

### **Title Number:**

NYK49264

(The title will be split as per the proposed split plan)

### **Rates:**

We advise all interested parties to make their own enquiries of the local rating authority.

### **EPC:**

A full copy of the new certificate is available upon request.

### **VAT:**

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

### **Legal Costs:**

Each party will be responsible for their own legal costs incurred in this transaction.

### **Anti-Money Laundering:**

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

### **Misrepresentations Act:**

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. 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 tenants 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 of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure created June 2025