

FOR SALE – FREEHOLD INDUSTRIAL / SHOWROOM OPPORTUNITY CLOSE TO A1(M)

6,055 Ft²

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LLOYD
JONES**

0113 243 1133

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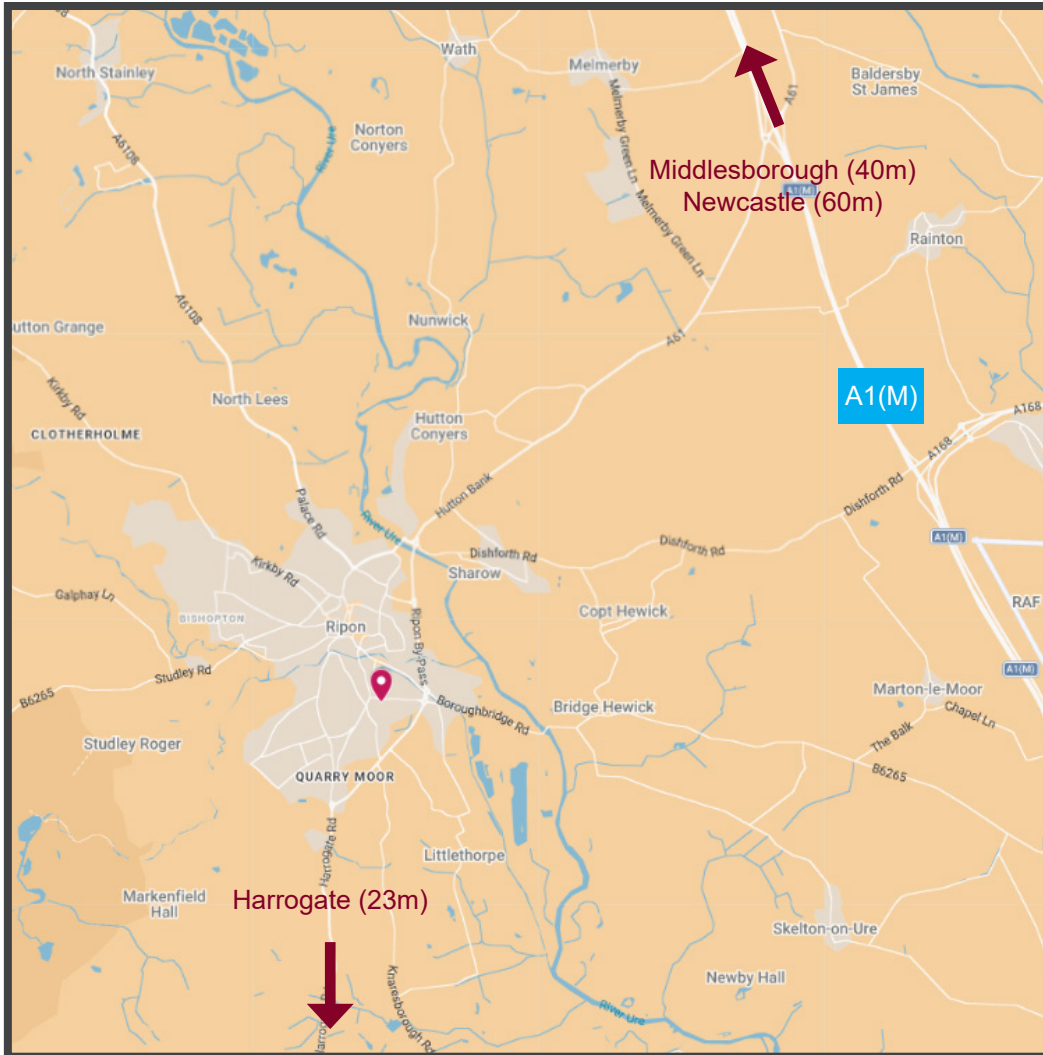
BEST & FINAL OFFERS
12.00 NOON
FRIDAY 18TH SEPTEMBER 2026

- ◇ Freehold industrial opportunity with ancillary office space
- ◇ Vacant Possession
- ◇ Steel portal frame construction
- ◇ Capable of subdivision
- ◇ c.0.43 acre site
- ◇ Eaves height 4.5m
- ◇ Tarmac surfaced car parking and yard areas to the front (north) of the building
- ◇ North Yorkshire location with direct access to A61 Ripon bypass



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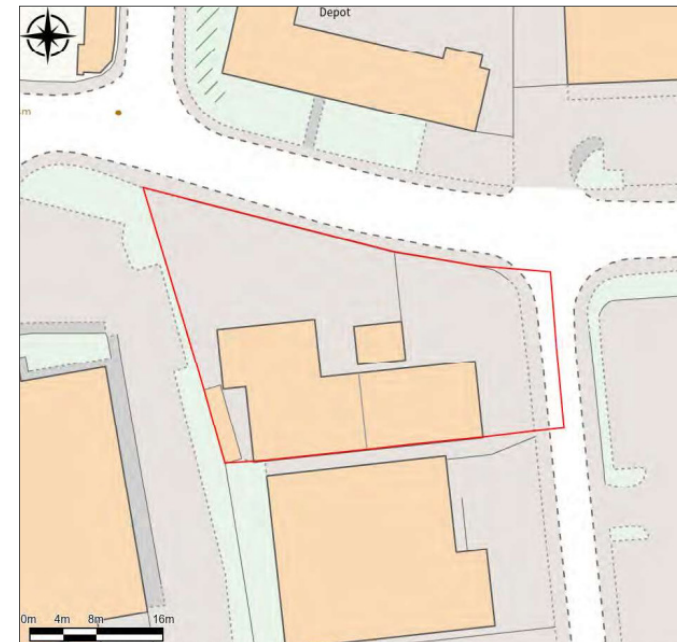
LOCATION



The unit is situated at the junction of Dallamires Lane and Camp Hill Close in an established industrial/trade location approximately half a mile to the south east of Ripon city centre.

The A61 trunk road (Ripon bypass) lies approx. 400 metres to the east, which in turn provides access to Jn 50 of the A1(M) approx. 4.5 miles to the north east.

Notable occupiers in the area include Batchelors, Wolseley and Ripon Select Foods.



Units 1–3 Camp Hill Close, Ripon, HG4 1QY

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PROPERTY DETAILS

Description

The property comprises a detached industrial/showroom unit with a secure front yard and car parking.

The main 'L'-shaped building is of steel portal frame construction with brick, block and profile steel clad elevations beneath a pitched steel sheet roof incorporating translucent roof lights.

Internally, the accommodation provides a showroom, warehouse/storage area with mezzanine office, workshop and ancillary offices, staff facilities and WC. Loading access is via two up-and-over sectional doors, with a separate sliding door serving the showroom.

The showroom benefits from tiled flooring, suspended ceilings and recessed lighting, while the warehouse/workshop offers concrete floors, painted block walls and strip lighting throughout.



Floor	Use	Ft ² (GIA)	M ² (GIA)
Ground	Showroom	1,537	142.8
	Storage/Workshop	1,488	138.3
	Workshop	2,686	249.5
	Office/Ancillary/Store	344	32.0
	Total	6,055	562.6
Mezzanine	Office/Storage	305	28.3
	Total including Mezzanine	6,360	590.9

Specification

Workshop

- Up & over loading doors
- Internal eaves height - 4.5m eaves height
- Exposed concrete floor
- Steel portal frame
- Roof lights
- Suspended gas-fired warm air heaters

Showroom

- Suspended ceiling
- LED lighting
- Tiled / carpet flooring
- Air conditioning

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GALLERY



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AERIAL



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Viewing & further information

Please contact the sole selling agents:

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Proposal:

The premises are available Freehold with Vacant Possession

We are instructed to seek offers over £550,000
(Five Hundred & Fifty Thousand Pounds) exclusive.

Title Number:

The property is split across three separate titles

NYK76227

NYK118208

NYK87403

Business Rates:

The rateable value is £45,000.

The above has been provided for information purposes only. We advise all interested parties to make their own enquiries with the local rating authority.

EPC:

Copy available on request.

VAT:

The vendor reserves the right to charge VAT if applicable.

Legal Costs:

Each party is to 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 Prepared August 2026