

FOR SALE

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

Industrial / Development Opportunity

34,625 sq ft on 2.1 acres



DHP.
DOVE HAIGH PHILLIPS
0113 245 0550
dhpproperty.co.uk

**FOX
LLOYD
JONES**
0113 243 1133
www.fjltd.co.uk

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

Eskdale House (Industrial)

- 16,275 sq ft GIA with 5.7m minimum eaves throughout the warehouse.
- Modern steel portal frame construction.
- Large dedicated yard area.
- Mezzanine (can be removed if required).
- X2 ground level loading doors.
- Ground floor workshop/lab space.
- First floor offices.

Nidderdale House (Development opportunity)

- Existing detached office property suitable for redevelopment STP.
- Level plot with secure & established boundary.
- 3 storey property of steel frame construction with solid block and beam floors.





RHS Harlow Carr

North Yorkshire Police

Central House

Lookers

Labcorp



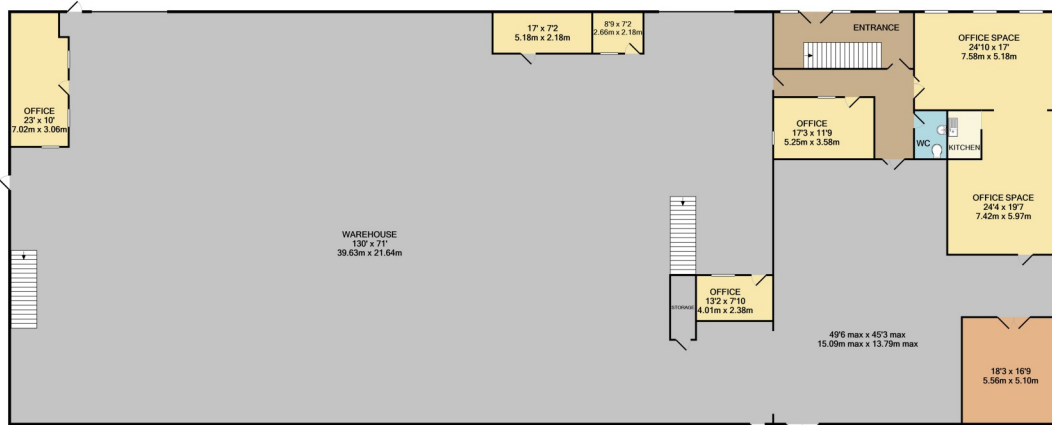
Accommodation

<u>Eskdale House</u>	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

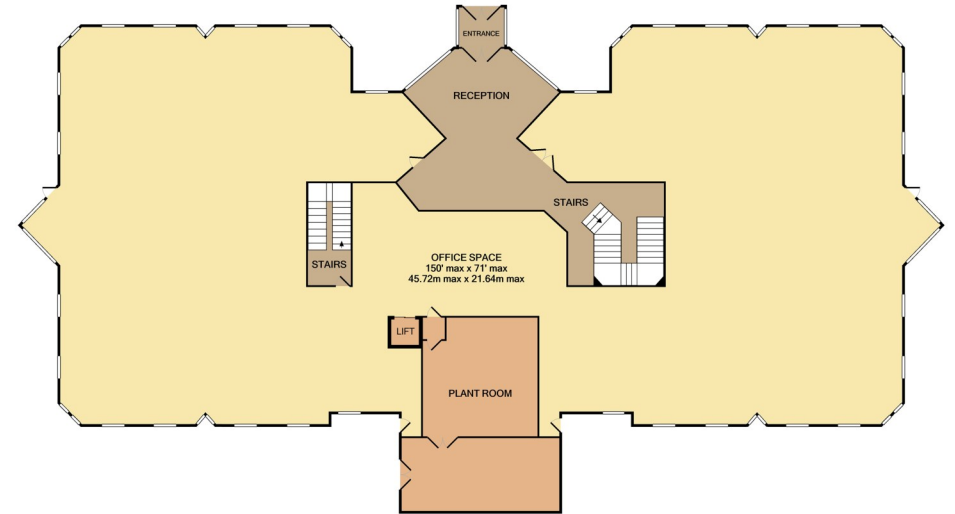
<u>Nidderdale House</u>		
Ground floor	7,625	708.38
First floor	8,472	787.00
Second floor	2,253	209.31
TOTAL NET INTERNAL AREA	18,350	1,704.69

- 28% site coverage
- 2.1 acre total site area
- Established landscaping
- Secure boundary fence
- Entrance barrier

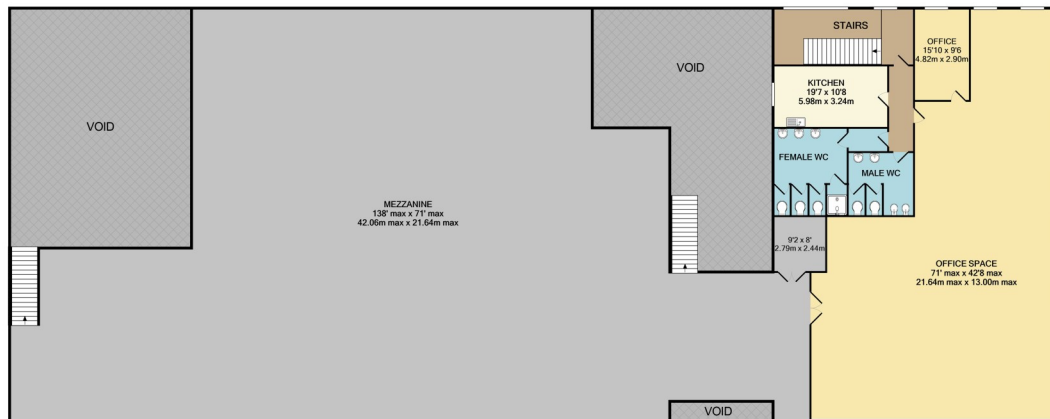




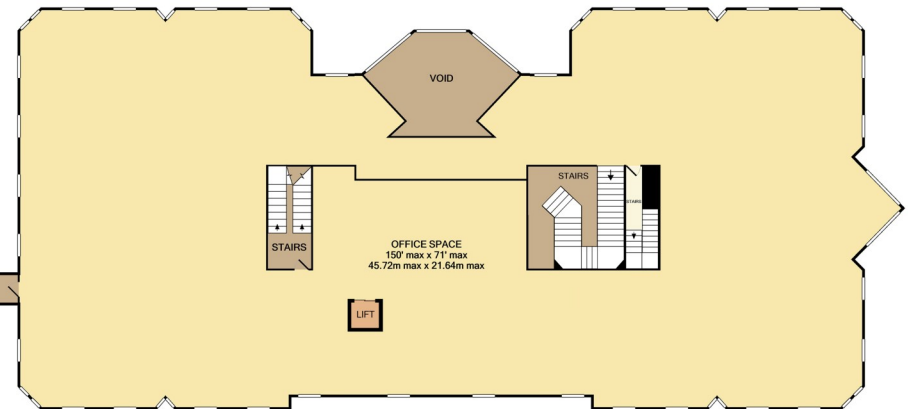
GROUND FLOOR



GROUND FLOOR



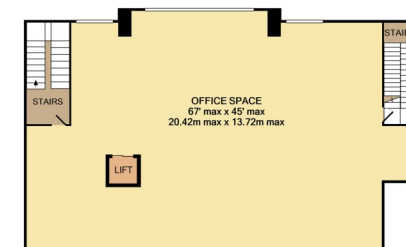
FIRST FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floor, ceiling, 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 here are not been tested and no guarantee as to their operability or efficiency can be given.



SECOND FLOOR



Tenure/Price

Offers are invited for the Freehold property with vacant possession on a conditional or unconditional basis. Please contact the agents for further details.

Freehold title number: NYK49264

Business Rates

The entire property has a Rateable Value of £246,784. Interested parties are advised to make their own enquiries via North Yorkshire Council.

EPC

Eskdale House: Energy performance rating of D (79).

Nidderdale House: Energy performance rating of D (79). Copies are available on request.

Legal Costs

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

VAT

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

Misrepresentations Act: Dove Haigh Phillips / Fox Lloyd Jones 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 / Fox Lloyd Jones has any authority to make or give any representation whatsoever in relation to the property. March 2026.



Viewing & Further Information



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