



**SPACE TO LET**

**0.25 acres surfaced open storage**

**Ripon**

# Potter Space Ripon

Melmerby, Ripon, North Yorkshire HG4 5HP

To Let

Open storage land

0.1 hectares (0.25 acres)



Home for business

# Location

Potter Space Ripon is a 60 acre established industrial estate in a prime location. Well situated in North Yorkshire, it's close to junction 50 of the A1(M) and 20 minutes drive from a number of large towns providing excellent access to a large labour pool.

Drive times*	Miles	Time
Leeds	28	45 mins
Middlesbrough	37	51 mins
Newcastle	68	1 hour 15 mins
Sheffield	71	1 hour 19 mins
Hull	83	1 hour 34 mins
Carlisle	95	2 hours
Edinburgh	188	3 hours 47 mins
London	244	4 hours 10 mins

- AA Route Finder



# Description

Potter Space Ripon comprises of a mixture of warehouse buildings, offices and open storage land. The facility is fully managed to ensure the business park and commercial property is well-maintained.

The plot benefits from being fenced and hard surfaced. Electricity and water supply can be provided subject to viability.

## Key Features

- Situated on an established business park location
- Superb access to A1(M) motorway, York, Harrogate and North East.
- Located on a secure site with out of hours monitored CCTV security
- Fenced compound with gated access
- Management team onsite
- Mains electric & water can be available subject to viability
- Hard surfaced

# Planning

The property is allocated for use within classes B1c, B2 and B8 (light and general industrial & storage and distribution). Interested parties are advised to make their own enquiries with North Yorkshire District Council Planning Department.



# Find your home for business

We can adapt and build space to meet the needs of your business, whatever the size.

The team at Potter Space will work with you every step of the way, to ensure a quick and smooth process, from start to finish. This means that your chosen building requirements will be delivered in a timeframe, based around the needs of your new or expanding business. Please call us to find out more.



## Development by



Home for business

call: 0113 4650 555

email: [info@potterspace.co.uk](mailto:info@potterspace.co.uk)

## All enquiries



- Nick Salkeld
- Harry Finney



- Paul Mack
- Jonathan Jacob

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