



TO LET
UNIT 41

40,000 SQ. FT
(3,716 SQ. M)



Home for business

Unit 41, Melmerby, Ripon, North Yorkshire, HG4 5HP

UNIT 41 TO LET

New build specification with detailed planning consent with the following features:

- 6 months delivery
- Ideally located off A1M J50
- 11m eaves height
- Large dedicated yard
- Clear span steel portal frame
- Dual loading doors
- Perimeter floodlighting
- 50 kn/sq m floor loading
- Potential for integral office
- Gated/secure environment with CCTV
- On-site maintenance team

Ripon location

Unit 41 is located on Potter Space Ripon, which is within 20 minutes' drive from Boroughbridge, Harrogate, Knaresborough, Thirsk and North Allerton. Potter Space Ripon is also well-located to all the major roads to north-yorkshire and north-east.

A DEVELOPMENT BY



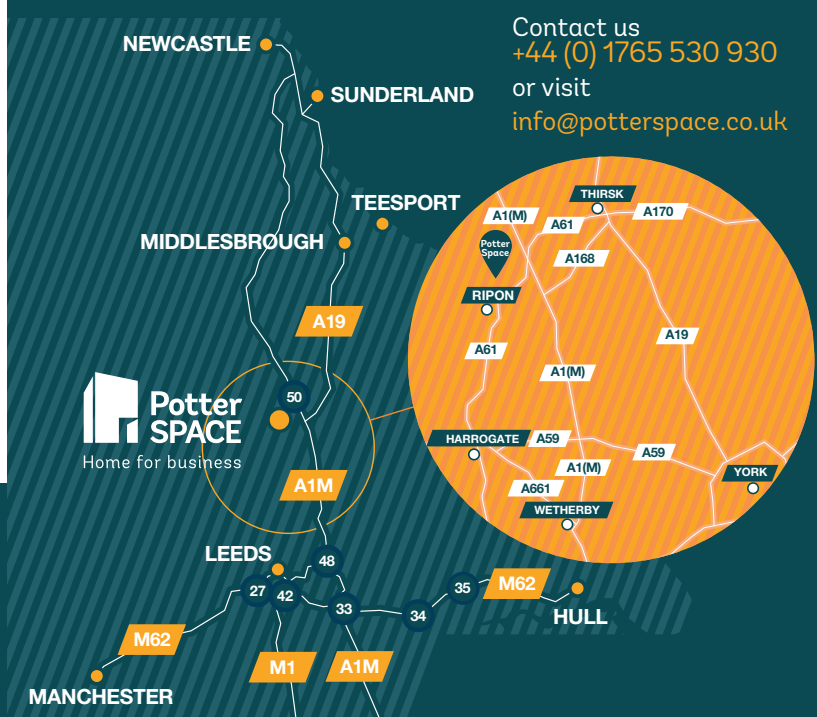
ALL ENQUIRIES



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