

HARROGATE 47

JUNCTION 47 A1(M)
HG5 0XJ

Under Construction

Available for occupation from Autumn 2025



New Flexible Business Units

Units from **10,200 - 21,600 sq ft**
(940 - 2,020 sq m)

FOR SALE / TO LET

www.harrogate47.co.uk

A greener outlook, a sustainable future

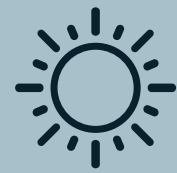
Harrogate 47 borders the Vale of York to the east and Pennines to the west and is surrounded by fields, hedgerows and woodlands. This brand-new destination has been designed with energy efficiency in mind, providing businesses with a range of sustainable property solutions. Harrogate 47 offers high-specification floor space from 10,200 – 21,600 sq ft which will be available from Autumn 2025.



Target EPC
A Rating



Target BREEAM
Excellent



10% roof lights



EV charging
points



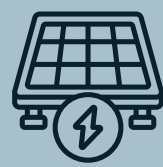
LED lighting
with sensors



Covered cycle shelters



Low flow
fittings



Solar PV
ready



Environmental
initiatives

Focused on sustainability from the start,
to look after the environment and the
well-being of tenants

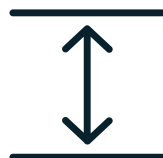


High quality specification



Scan for 3D view of indicative tenant fitout (Cat B) of 1st floor office

Harrogate 47 provides a well connected business units for regional and national occupiers. Grade A specification provides a high quality working environment.



Minimum haunch height - 8m



Floor loading 7t racking leg load capacity



Ground level loading doors



3 Phase power supply



High performance cladding system - 100% non combustible materials



Cat A fitted office and kitchenette



Dedicated parking with EV charging spaces



Self-contained, fully fenced secure yard



8 person passenger lift



Site plan

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Three individual units capable of a variety of uses and constructed to an institutional specification. The units will offer occupiers sustainable and efficient space to enable their business to flourish in an established and sought after location.

Planning

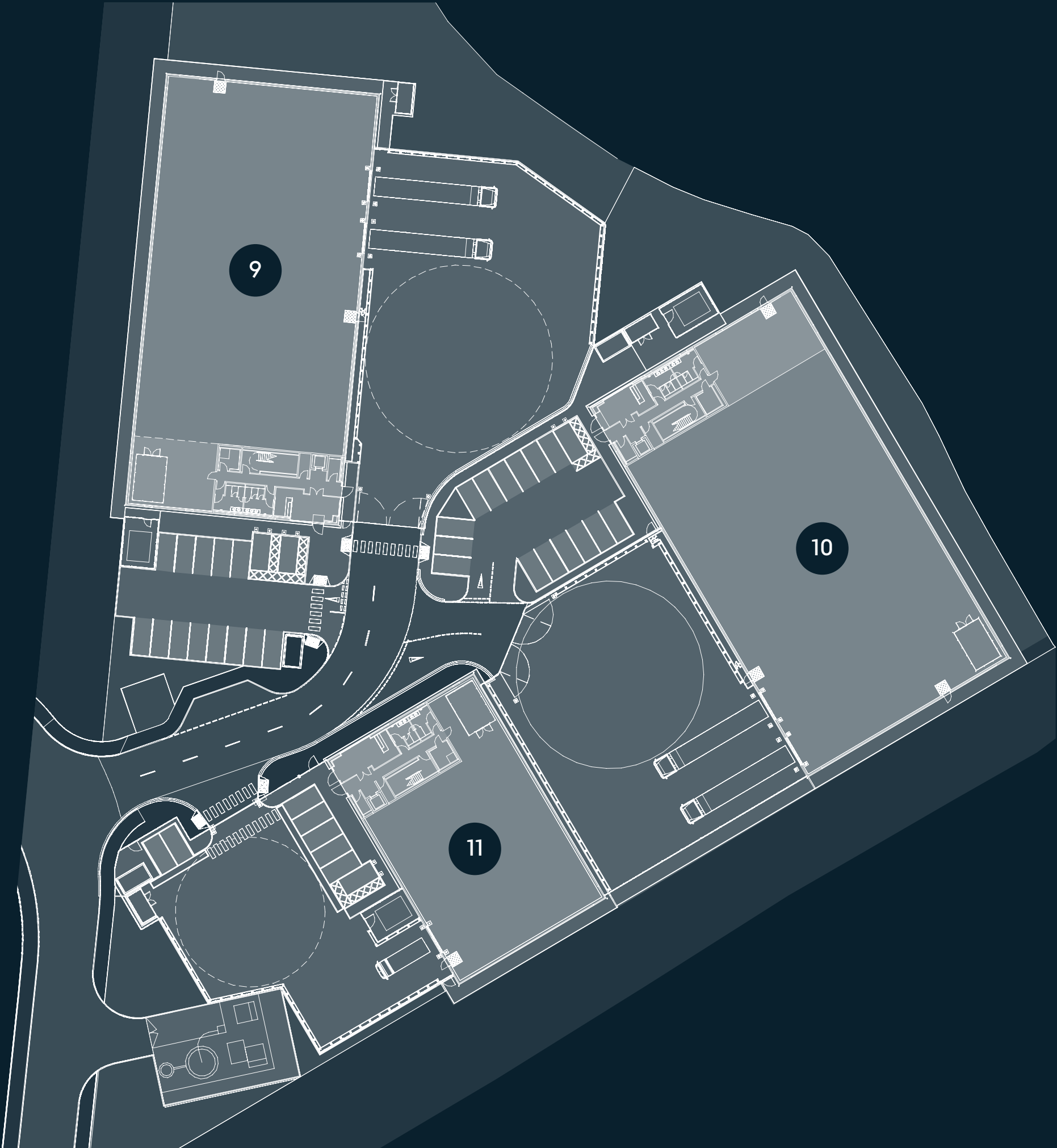
All units benefit from B2, B8 and E Class planning consent, with no hours of use restrictions.

Accommodation

UNIT 9	Sq M	Sq Ft
First Floor	230	2,500
Ground Floor	1,610	17,400
TOTAL GIA	1,840	19,900
Car Parking Spaces	15	

UNIT 10	Sq M	Sq Ft
First Floor	260	2,700
Ground Floor	1,760	18,900
TOTAL GIA	2,020	21,600
Car Parking Spaces	16	

UNIT 11	Sq M	Sq Ft
First Floor	180	2,000
Ground Floor	760	8,200
Total GIA	940	10,200
Car Parking Spaces	8	



Perfectly placed

Harrogate 47 is located off the A59 and is adjacent to Junction 47 of the A1(M) Motorway. The site is in close proximity to a number of affluent North Yorkshire towns such as Knaresborough, Harrogate and York whilst also benefitting from access to Leeds, Hull and Sheffield via the M1 and M62 Motorways. The site is located to the south of the A59 and is situated in an attractive position with strong prominence from the A1(M) Motorway.

Harrogate 47 is perfectly placed within the Golden Triangle of Harrogate, York & Leeds



York (20 mins) →

← A19 / The North East

A1(M)

Leeds (30 mins) / M1 / M62 →

A1(M)

A59

A59

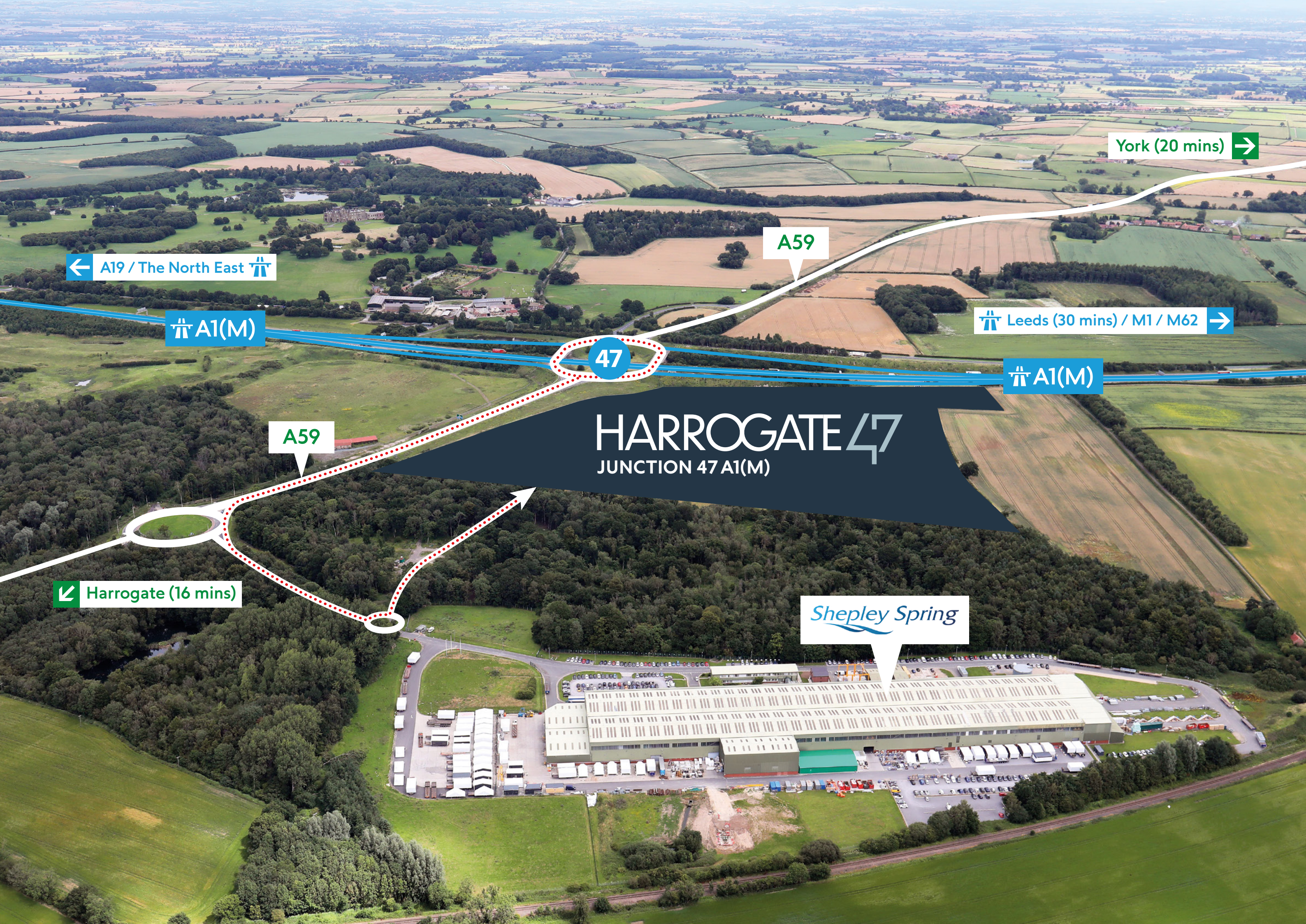
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HARROGATE 47

JUNCTION 47 A1(M)

↙ Harrogate (16 mins)

Shepley Spring



Further Information



A JOINT DEVELOPMENT BY

BRIDGES
Fund Management



HARROGATE 47

EPC

The units will be targeting EPC rating A.

Terms

Units are available on freehold or leasehold terms. For further information, please contact the joint agents.

VAT

VAT will be charged where applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred.

Contacts

For all enquiries please contact the joint agents:

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