



**12,500 – 25,000 SQ. FT**  
(1,161 - 2,323 SQ. M)

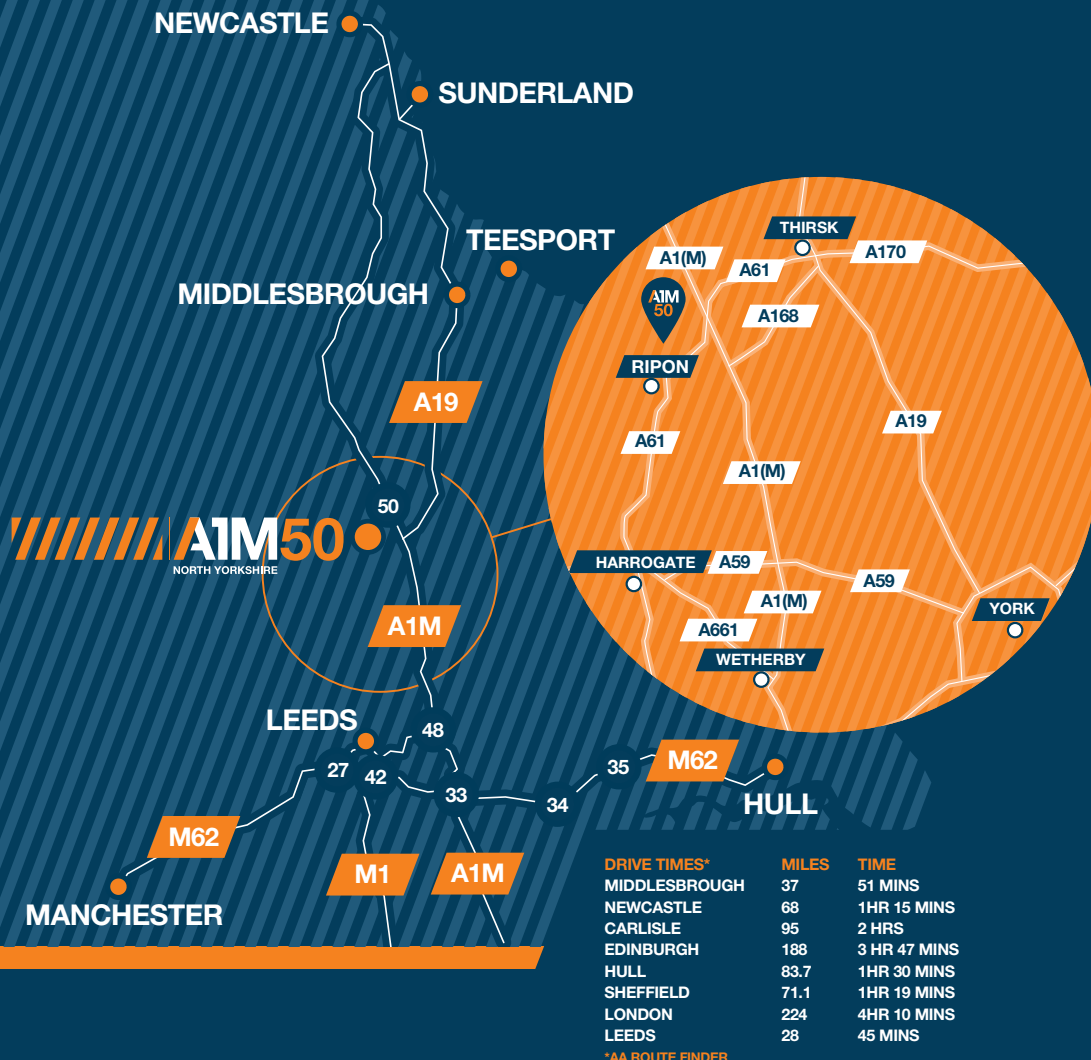
**NEWLY CONSTRUCTED DETACHED  
INDUSTRIAL / WAREHOUSE PREMISES**

- Available Q3 2018
- Superb access to A1(M) Motorway, York, Harrogate and the North East
- Eaves height of 8 metres
- Large yard area (can be secured)
- Up to 4 ground level loading doors

**TO LET UNIT01**

**AIM50**

**MELMERBY, NORTH YORKSHIRE HG4 5HP**



## LOCATION.

A1M50 is situated in an established and highly popular industrial / distribution location next to the already thriving Melmerby Industrial Estate. A1M50 is strategically located just over 1.5 miles from Junction 50 of the A1(M) Motorway and provides superb access to the North Yorkshire region as well as the North East.

A1M50 is accessed off Melmerby Green Lane, which leads directly to Junction 50 of the A1(M) Motorway via the A61.

The site also benefits from being within 20 minutes drive from Boroughbridge, Harrogate, Knaresborough, Thirsk and North Allerton providing a large labour pool.

## DESCRIPTION.

The premises will provide a new detached / two semi-detached industrial / warehouse unit, which will benefit of the following specification;

- Available Q3 2018
- Eaves height of 8 metres
- Large yard area (can be secured)
- Loading via four electric roller shutter doors
- High quality ancillary offices
- Floor loading of 35 kN per sq. m

## TERMS.

The premises are available by way of new full repairing and insuring leases for a term to be agreed.

## RENTS ON APPLICATION.



A DEVELOPMENT BY

**Potter**  
Group

ALL ENQUIRIES



SUPPORTED BY

**Harrogate**  
BOROUGH COUNCIL



Tom Shelton

Paul Mack / Jonathan Jacob

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