



NEW DISTRIBUTION / INDUSTRIAL PARK
UNITS FROM 6,000 SQ FT (557 SQ M)
TO 120,000 SQ FT (11,148 SQ M)

AIM50
NORTH YORKSHIRE

TO LET



TAKE A1M50.

All the space you want and the easy motorway connections your business needs, our 10-acre industrial and distribution park is the perfect place for new and growing businesses to flourish.

Right next to the already thriving Melmerby Industrial Estate, A1M50 offers units from 6,000 sq ft to 120,000 sq ft – now with detailed planning consent, plus the opportunity to adapt and customise your unit's interior to the specific requirements of your business.

Those quick enough to secure one of these sought-after plots could be up and running quickly and efficiently, with site infrastructure now complete.

LOCATED ONLY 1.5 MILES FROM JUNCTION 50 OF THE A1(M) MOTORWAY.

UNITS FROM 6,000 SQ FT TO 120,000 SQ FT



INDICATIVE SCHEME LAYOUT





THE SPACE YOU NEED WHEN YOU NEED IT.

UNIT01

GROSS INTERNAL AREA
26,000 SQ.FT
(2,416 SQ.M)

WAREHOUSE SPACE
23,000 SQ.FT
(2,143 SQ.M)

OFFICES
3,000 SQ.FT
(279 SQ.M)

UNIT02

GROSS INTERNAL AREA
12,500 SQ.FT
(1,161 SQ.M)

WAREHOUSE SPACE
10,000 SQ.FT
(929 SQ.M)

OFFICES
2,500 SQ.FT
(232 SQ.M)

UNIT03

GROSS INTERNAL AREA
17,445 SQ.FT
(1,621 SQ.M)

WAREHOUSE SPACE
16,445 SQ.FT
(1,528 SQ.M)

OFFICES
1,000 SQ.FT
(93 SQ.M)

UNIT04

GROSS INTERNAL AREA
51,000 SQ.FT
(4,738 SQ.M)

WAREHOUSE SPACE
48,000 SQ.FT
(4,460 SQ.M)

OFFICES
3,000 SQ.FT
(279 SQ.M)

UNIT05

GROSS INTERNAL AREA
65,900 SQ.FT
(6,123 SQ.M)

WAREHOUSE SPACE
62,900 SQ.FT
(5,844 SQ.M)

OFFICES
3,000 SQ.FT
(279 SQ.M)



INDICATIVE MASTERPLAN



KEY

SITE BOUNDARY ———

UNIT BOUNDARY - - - - -

THE SPACE YOU NEED WHEN YOU NEED IT.

UNIT01

GROSS INTERNAL AREA
26,000 SQ.FT
(2,416 SQ.M)

WAREHOUSE SPACE
23,000 SQ.FT
(2,143 SQ.M)

OFFICES
3,000 SQ.FT
(279 SQ.M)

UNIT02

GROSS INTERNAL AREA
12,500 SQ.FT
(1,161 SQ.M)

WAREHOUSE SPACE
10,000 SQ.FT
(929 SQ.M)

OFFICES
2,500 SQ.FT
(232 SQ.M)

UNIT03

GROSS INTERNAL AREA
120,000 SQ.FT
(11,148.27 SQ.M)

WAREHOUSE SPACE
114,000 SQ.FT
(10,590 SQ.M)

OFFICES
6,000 SQ.FT
(557 SQ.M)



INDICATIVE MASTERPLAN

KEY

UNIT BOUNDARY - - - - -



INFRASTRUCTURE WORKS
NOW COMPLETE

OPEN FOR BUSINESS.

With detailed planning consent already given across the whole development, we can ensure a quick and smooth process from start to finish – delivering your chosen unit in a very short timeframe, based around the needs of your new or expanding business.

One of the most deliverable new build schemes in North Yorkshire:

- Units from 6,000 sq ft to 120,000 sq ft
- Perfect for industrial or distribution uses
- 1.5 miles from A1(M)
- Detailed planning consent
- Significant investment in site infrastructure
- Improved services on site

DETAILED PLANNING
OBTAINED





THE PLACE TO BE.

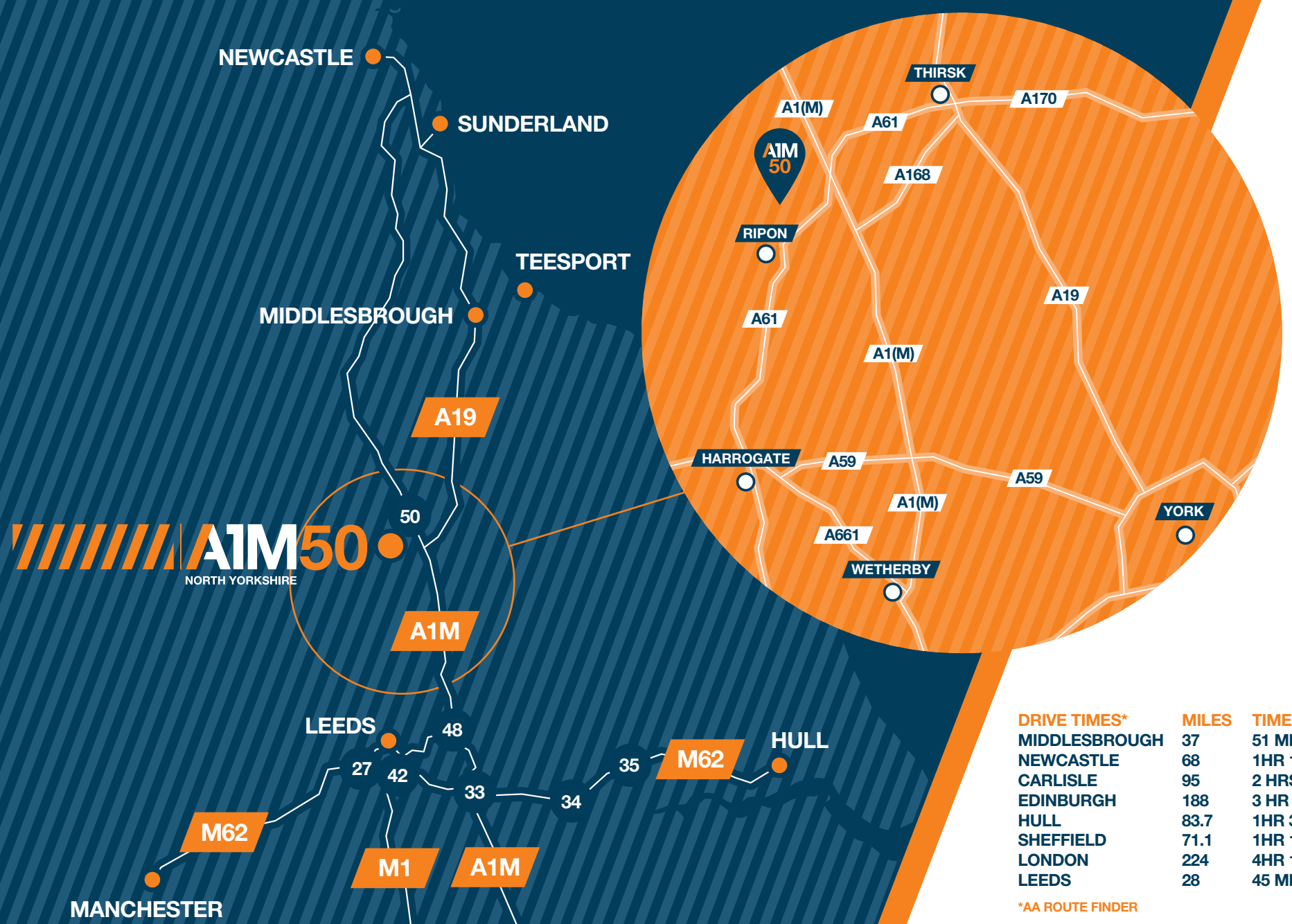
Each unit will be finished to the very highest standard and detailed around your business needs, but the best thing about A1M50 Industrial and Distribution park is its strategic location – just off the newly opened junction 50 of the A1(M).

You'll have excellent links to both the north and south – with Teesport, the M1 and M62 all within a 40 miles radius, opening the doors the rest of the UK and beyond.

You'll also benefit from a large pool of potential labour with towns such as Knaresborough, Harrogate, Ripon, Thirsk and Northallerton all within a 20-minute drive.

Neighbouring businesses already benefitting from this convenient and practical location include Wolseley Distribution Group, Potter Group, Nidd Vale Transport and Hambleton Ales.

SAT NAV. HG4 5HP



| DRIVE TIMES* | MILES | TIME |
|---------------|-------|--------------|
| MIDDLESBROUGH | 37 | 51 MINS |
| NEWCASTLE | 68 | 1HR 15 MINS |
| CARLISLE | 95 | 2 HRS |
| EDINBURGH | 188 | 3 HR 47 MINS |
| HULL | 83.7 | 1HR 30 MINS |
| SHEFFIELD | 71.1 | 1HR 19 MINS |
| LONDON | 224 | 4HR 10 MINS |
| LEEDS | 28 | 45 MINS |

*AA ROUTE FINDER

A1M50

NORTH YORKSHIRE

MELMERBY
RIPON
NORTH YORKSHIRE
HG4 5HP

WWW.A1M50.COM



A DEVELOPMENT BY

Potter
Group

ALL ENQUIRIES

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LLOYD
JONES**

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