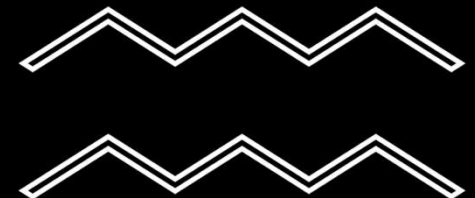
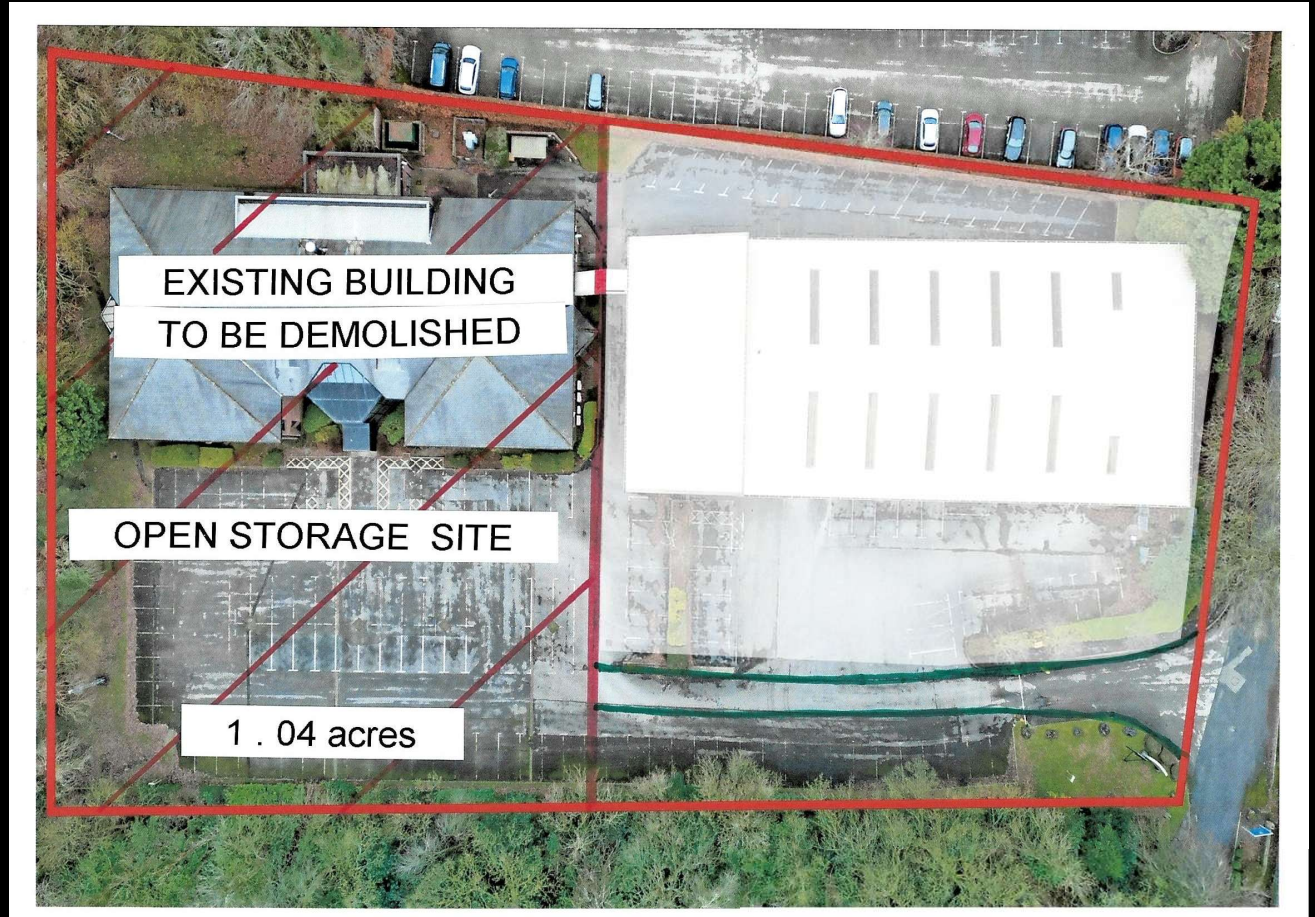


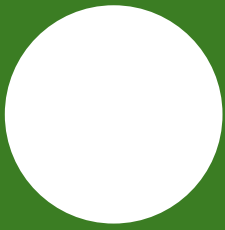
OPEN STORAGE SITE

1.04 acres (0.421 Ha)

Nidderdale Park
Otley Road
Harrogate HG3 1SQ

TO LET





OPEN STORAGE SITE, NIDDERDALE PARK, OTLEY ROAD, HARROGATE HG3 1SA

LOCATION

- Nidderdale Park is located in the Beckwith Knowle / Cardale Park area, roughly 2 miles south-west of Harrogate Town Centre. Located just off the B6165 (Otley Road), making it about a 5 to 10-minute drive from the heart of Harrogate. There is convenient access to the A59 to the west and to the east to A1(M) motorway.
- Public Transport: It is approximately 1.6 miles away from both Hornbeam Park Station and Harrogate Railway Station, and sits in a major commercial, R&D, and office hub near neighbours like Labcorp, VP plc, and Munchkin.

DESCRIPTION

- The existing building will be demolished during August 2026 and the site consolidated and covered in tarmac to match the existing parking area.
- The site has existing drainage, power and water, the existing sub-station will remain on site.
- The site will be available to lease on fully repairing and insuring terms to be agreed. Rent upon application

ANTI MONEY LAUNDERING

- The prospective tenant will need to satisfy the Anti-Money Laundering Policies of the letting agent and the landlord. This usually includes two forms of identification and confirmation of the source of funds.

LEGAL FEES

- Each party will be responsible for their own legal fees in relation to the transaction

VIEWING

- Viewing and further information available through the agent Robbins Associates



CHRIS ROBBINS

Tel: 01423-505501

Mob: 07595-279096

info@robbinsassociates.net

