





## Available Spring 2026 – For Sale or To Let



QUALITY TRUST VALUE

### Description

A brand-new development of high-quality hybrid workshop and office units ideally located at Hutton Bank, Ripon, available from Spring 2026!

This modern scheme will comprise of five purpose-built two-storey units, each thoughtfully designed to provide flexible space for a variety of business uses.

Each unit will feature:

*Ground Floor: Dedicated workshop/storage area with roller shutter access*

*First Floor: Well-appointed office accommodation with natural light and versatile layout*

### The development includes:

*Three larger units of approx. 1,900 sq. ft each*

*Two smaller units of approx. 1,300 sq. ft each*

Units will be available to purchase or lease, offering excellent flexibility for occupiers and investors alike.

### Pricing:

Freehold Values: from £215,000 for the 2 smaller units to £285,000 for the 3 larger units

Rental Values: from £17,500 for the 2 smaller units to £25,000 per annum for the 3 larger units

This is an exceptional opportunity to secure modern, energy-efficient business space in a sought-after North Yorkshire location, just minutes from Ripon city centre and with excellent transport links.

### Tenure

Freehold. The units will be available to purchase with vacant possession on completion or Leasehold. The units will be available on new leases, the terms of which are to be negotiated.

### Rateable Value

Rateable Value: TBA

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

### Services

All mains' services will be connected.

### VAT

The units will be elected for VAT.

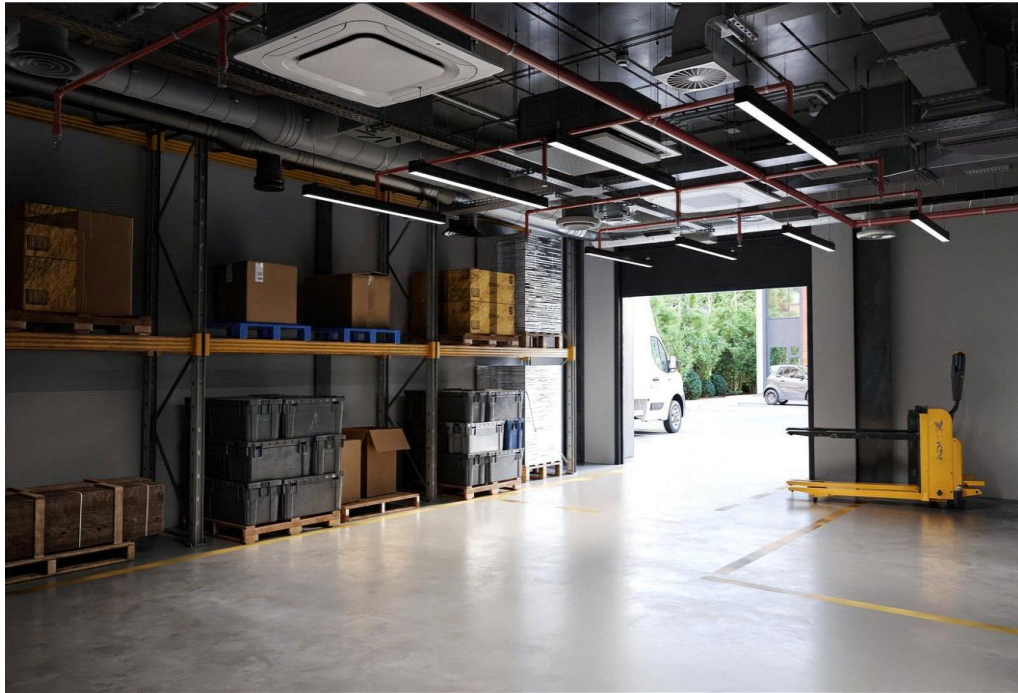
### Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

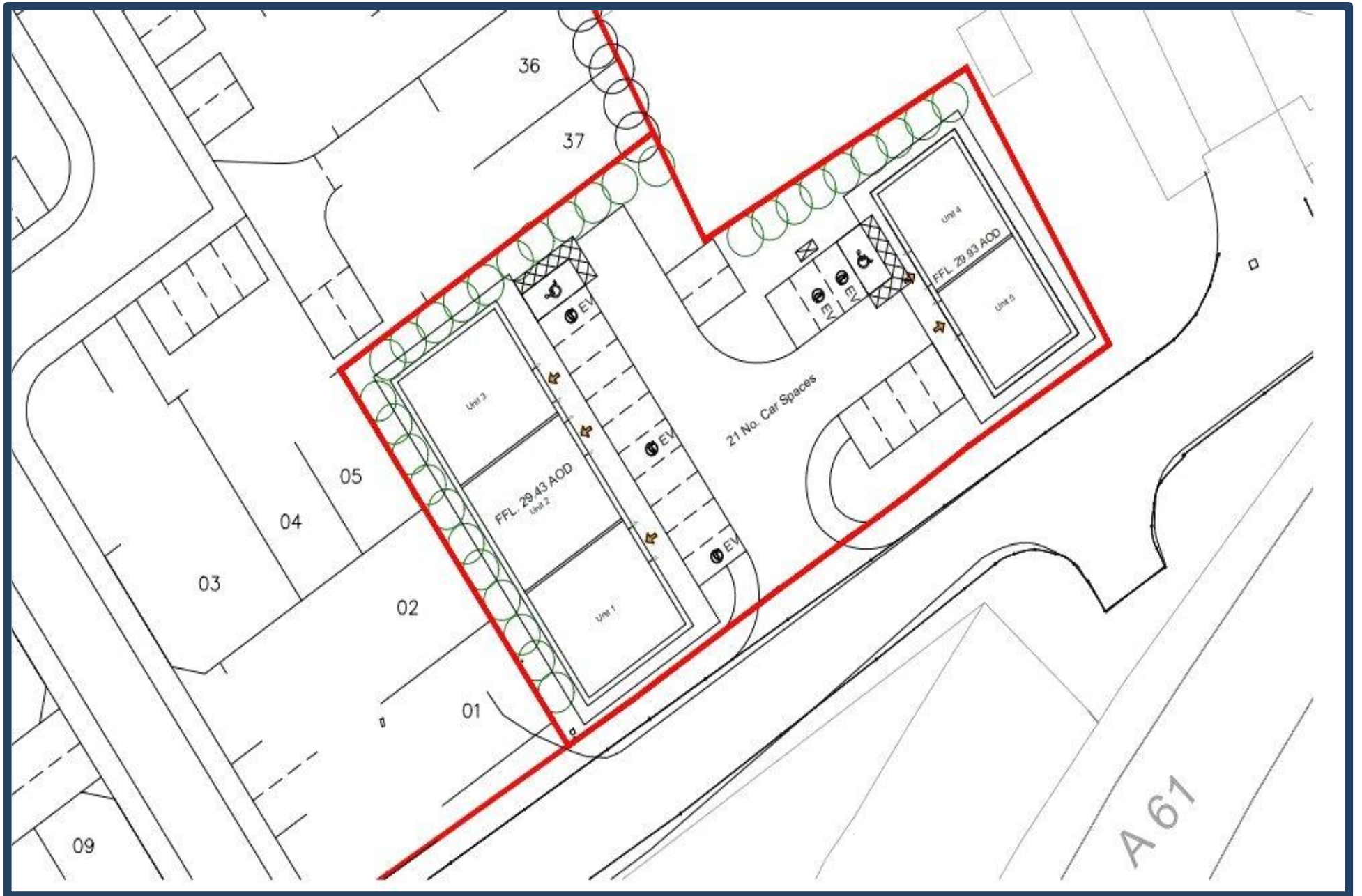
### Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

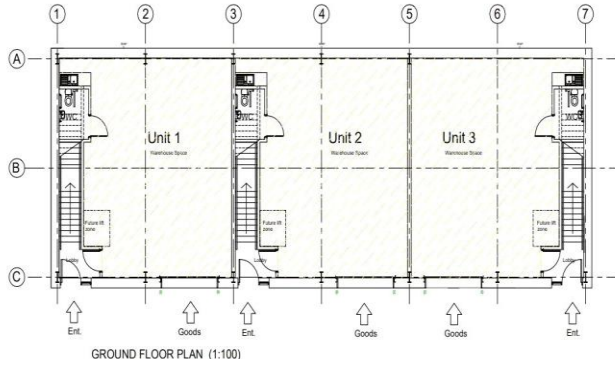
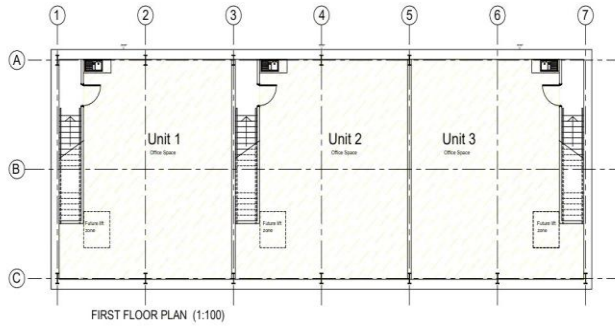
**Register your interest early to secure a unit in this exciting new development!**



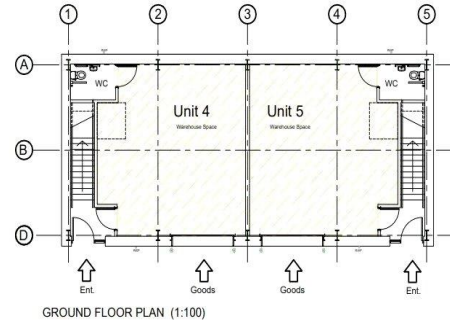
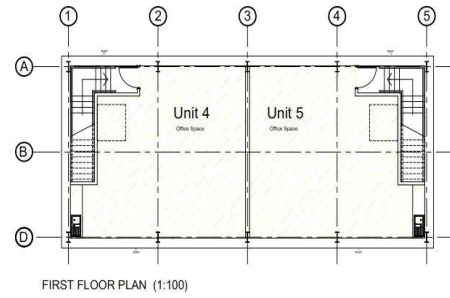
INDICATIVE IMAGES



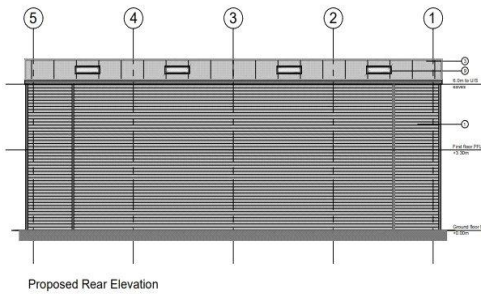
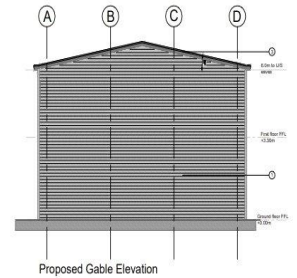
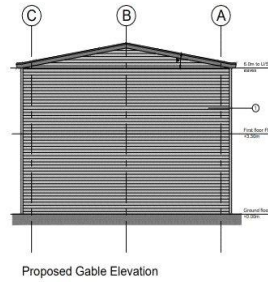
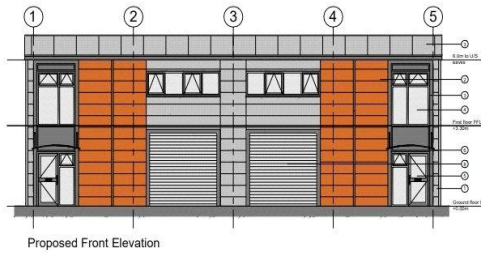




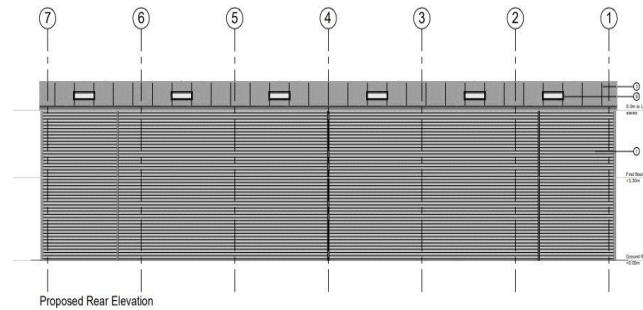
| GROSS INTERNAL FLOOR AREAS                              |                                        |                                          |                                          |                                          |
|---------------------------------------------------------|----------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|
|                                                         | GF GIA                                 | FF GIA                                   | White NIA                                | Office NIA                               |
| UNIT 1                                                  | 92m <sup>2</sup> (990ft <sup>2</sup> ) | 83.5m <sup>2</sup> (899ft <sup>2</sup> ) | 78.2m <sup>2</sup> (841ft <sup>2</sup> ) | 82.4m <sup>2</sup> (887ft <sup>2</sup> ) |
| UNIT 2                                                  | 92m <sup>2</sup> (990ft <sup>2</sup> ) | 83.5m <sup>2</sup> (899ft <sup>2</sup> ) | 78.2m <sup>2</sup> (841ft <sup>2</sup> ) | 82.4m <sup>2</sup> (887ft <sup>2</sup> ) |
| UNIT 3                                                  | 92m <sup>2</sup> (990ft <sup>2</sup> ) | 83.5m <sup>2</sup> (899ft <sup>2</sup> ) | 78.2m <sup>2</sup> (841ft <sup>2</sup> ) | 82.4m <sup>2</sup> (887ft <sup>2</sup> ) |
| TOTAL GIA - 526.5m <sup>2</sup> (5,687ft <sup>2</sup> ) |                                        |                                          |                                          |                                          |



| GROSS INTERNAL FLOOR AREAS                              |                                          |                                          |                                          |                                          |
|---------------------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|
|                                                         | GF GIA                                   | FF GIA                                   | White NIA                                | Office NIA                               |
| UNIT 4                                                  | 63.4m <sup>2</sup> (682ft <sup>2</sup> ) | 58.7m <sup>2</sup> (632ft <sup>2</sup> ) | 53.3m <sup>2</sup> (573ft <sup>2</sup> ) | 56.8m <sup>2</sup> (611ft <sup>2</sup> ) |
| UNIT 5                                                  | 63.4m <sup>2</sup> (682ft <sup>2</sup> ) | 58.7m <sup>2</sup> (632ft <sup>2</sup> ) | 53.3m <sup>2</sup> (573ft <sup>2</sup> ) | 56.8m <sup>2</sup> (611ft <sup>2</sup> ) |
| TOTAL GIA - 244.2m <sup>2</sup> (2,628ft <sup>2</sup> ) |                                          |                                          |                                          |                                          |



- Materials Key
- Kingspan XL Forte Wall Cladding  
Colour: Goosewing Grey RAL 060 70 05
  - Kingspan Spectrum Wall Cladding  
Colour: Orange RAL 2001
  - Kingspan XL Forte Roof Cladding  
Colour: Gulf Grey RL 340 80 05
  - Windows - Anthracite low profile uPVC
  - Doors - Anthracite low profile composite
  - Clear glass canopy
  - Doors - Anthracite low profile uPVC
  - Roller shutter door - PPC metal anthracite
  - Rooflights - Anthracite



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Colour: Goosewing Grey RAL 060 70 05
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  - Doors - Anthracite low profile composite
  - Clear glass canopy
  - Doors - Anthracite low profile uPVC
  - Roller shutter door - PPC metal anthracite
  - Rooflights - Anthracite



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