

**12d HORNBEAM PARK OVAL,  
HORNBEAM PARK  
HARROGATE HG2 8RB  
2,017 sq.ft. (187.38 m<sup>2</sup>)**



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SUITABLE FOR B1 or D USES, OFFICES, LEISURE OR HEALTH

**HIGH QUALITY  
OFFICES – PART  
OPEN PLAN  
OFFICES with  
MEETING  
ROOM.**

**TO LET**

**Might suit:  
LEISURE AND  
OR HEALTH  
TYPE USES**

**LOCATION**

The property is located on Hornbeam Park half a mile to the south of the town centre, off Hookstone Road with easy access to the A61, Leeds Road, A661 Wetherby Road and the A1(M) via the southern by pass. Hornbeam Park is a thriving and expanding business and educational campus adjacent greenbelt countryside with mature landscaping and good road and rail communications. The Hornbeam Park rail halt is on the Leeds/Harrogate/York line providing fast access to these cities and links to London and Edinburgh via the main east coast line.

**DESCRIPTION**

The property provides a high quality open plan office with the following features:-

- Aluminium framed double glazed windows with roller blinds**
- Tinted solar reflective glazing**
- Gas fired central heating**
- Perimeter sockets to cater for telephone, power and computer. Cabling for screens in individual offices**
- Open plan offices and private offices / meeting room at first floor.**
- Fitted Kitchen**
- Carpet flooring to all areas**
- LED lighting to office areas**
- Quality partitioning with painted ash doors**
- Male and female/disabled WC. Shower**
- 8 car spaces**

**FLOOR AREAS**

**Net lettable Areas**

<b>Unit 12 d</b>	<b>Ground Floor</b>	<b>808 ft<sup>2</sup></b>	<b>( 65.07 m<sup>2</sup>)</b>
	<b>First Floor</b>	<b>1,208 ft<sup>2</sup></b>	<b>(112.23 m<sup>2</sup>)</b>
	<b>TOTAL</b>	<b>2,016 ft<sup>2</sup></b>	<b>(187.30 m<sup>2</sup>)</b>
	<b>Car Spaces</b>	<b>8</b>	



Ground Floor

**TERMS**

The premises are available to let on a new FR & I year lease or a term to be agreed.

