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



#### 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**

provides a high quality open plan office with the following The property 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 indivudual 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** 

**TERMS** 

agreed.

**Net lettable Areas** 

Unit I 2 d Ground Floor First Floor **TOTAL** 

808 ft<sup>2</sup> ( 65.07 m<sup>2</sup>) 1,208 ft<sup>2</sup> (112.23 m<sup>2</sup>) 2,016 ft<sup>2</sup> (187.30 m<sup>2</sup>) 8

**Car Spaces** 

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



COMMERCIAL PROPERTY CONSULTANTS Claro Court Business Centre Harrogate HG1 4BA

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

# TO LET

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



**Ground Floor** 





Open Plan offices first floor

## RENT

£30,000 per annum exclusive

#### **SERVICE CHARGE**

There will be a service charge to cover the exterior of the building & car park maintenance, security, lighting and other landlord's services.

#### **BUSINESS RATES**

We are advised by the Valuation Office that the property is assessed for rating purposes as at 2017 as follows:-

Rateable Value (2017)

£24,000

Interested parties should verify the actual rates payable with the Local Rating Authority, Harrogate Borough Council.



**Main Entrance and Parking** 

Side elevation

#### VAT

All references to price, premium or rent are deemed to be exclusive of VAT, unless expressly stated.. You are advised to consult your accountants for further information.

## **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Asset Rating is Band C (52). A full copy of the EPC is available for inspection if required.

## **COSTS**

Each Party will be responsible for their own legal and other costs incurred in this trasaction.

## **VIEWING**

For further information please contact:- Chris Robbins, ROBBINS ASSOCIATES Claro Court Business Centre, Harrogate HG1 4BA

ROBBINS

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#### IMPORTANT NOTICE

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