

**HIGH BAY DETACHED INDUSTRIAL UNIT PROVIDING TWO STOREY WAREHOUSE
ACCOMMODATION WITH ADJOINING OFFICES.
FORMER NIPS BUILDING
Fourth Avenue, Hornbeam Park
HARROGATE HG2 8QT**

**ROBBINS
ASSOCIATES**

CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS
Claro Court Business Centre
Harrogate HG1 4BA
T: 01423 505501
Email: info@robbinsassociates.net



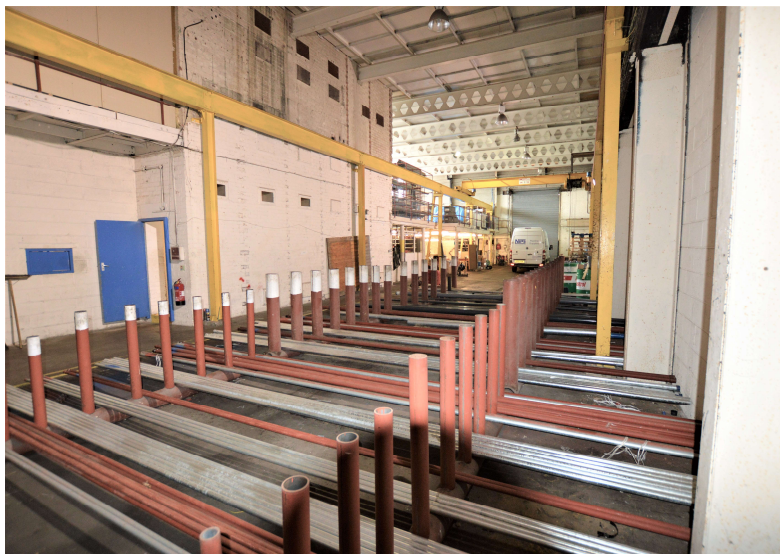
Hornbeam Park Park is an established & popular industrial location on the south side of Harrogate

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 and the A1(M) via the southern by-pass. Hornbeam Park is a thriving and expanding business and educational campus, adjacent to greenbelt countryside, with mature landscaping and good road and rail communications. The Hornbeam Park rail halt is on the Leeds/Harrogate/York line.

Description

Detached industrial unit providing two storey warehouse accommodation with adjoining offices



- Steel portal frame construction with profile sheet metal clad roof.
- Internal headroom Ground floor 6.7m First floor 4.862m.
- Steel framed mezzanine level.
- Roller shutter loading doors provide access from side goods yard.
- Extensive mezzanine storage floors
- Travelling crane to main warehouse

**4,970 -
12,086 ft²
(462 -1,123
m²)**

TO LET



Mezzanine Floor

First floor

Accommodation

| | Net lettable Areas | |
|-------------------------------------|---------------------|-------------------------------|
| Ground floor warehouse and sales | 4,970 sq.ft. | (461.69 m ²) |
| First floor offices | 825 sq.ft. | (76.61m ²) |
| Mezzanine | 1,321 sq.ft. | (122.75 m ²) |
| First floor stores and offices | <u>4,970 sq.ft.</u> | <u>(461.69 m²)</u> |
| Total | 12,086 sq.ft. | (1,122.74 m ²) |
| | | |
| Rear stairs and lift core(4 floors) | 1,326 sq.ft. | (123.23 m ²) |

Front parking area Side access road

Lease Terms

A minimum term of 5 years on full repairing and insuring terms. Available from 1st January 2022

Rent, Service Charge & Insurance

£40,000 per annum. There will be a service charge to cover the external common area maintenance, security, lighting. The buildings insurance premium will also be charged.

Uniform Business Rates

The tenant to pay rates direct to the Local Authority. The current rateable value is assessed as £36,000 Rateable Value.

VAT

All references to rent are deemed to be exclusive of VAT, unless expressly stated.

Energy Performance Certificate

The Energy Performance Asset Rating is Band D76. 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 transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Viewing


CONTACT THE JOINT AGENTS:

CHRIS ROBBINS
 ROBBINS ASSOCIATES
 T - 01423-505501
 M - 07595-279096
 Email - info@robbinsassociates.net

VIEWING

For further information
 please contact:-

Chris Robbins
 ROBBINS ASSOCIATES
 Claro Court Business Centre,
 Harrogate HG1 4BA

 01423 505501

Email:
info@robbinsassociates.net

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