

TO LET

12 CARDALE
COURT, GROUND
FLOOR, CARDALE
PARK,
HARROGATE,
NORTH
YORKSHIRE
HG3 1RY

1,444 sq ft
134.15 sq m

- Modern Ground Floor Office
- Established out of town office location
- 7 car parking spaces
- Available To Let fully furnished

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LOCATION

The premises are located on the established Cardale Park office scheme approximately one mile west of Harrogate Town Centre.

Cardale Park is one of Harrogate's most prestigious out of town office locations with nearby occupiers including Handelsbanken, InTechnology and Titan Wealth Management.

Harrogate is located 17 miles north of Leeds and 20 miles west of York and has close connections to the M1, A1M and M62. Leeds Bradford Airport is 15 miles to the south west and the mainline railway station provides excellent access to the national rail network.

DESCRIPTION

The property comprises a semi-detached, purpose built office building of brick construction under a pitched tiled roof. Internally the offices provide a mix of partitioned and open plan accommodation at ground floor level benefitting from the following specification:

- Modern suspended ceilings
- LED lights
- Perimeter trunking
- Central heating to radiators
- Male, female and disabled WC
- Shower facility
- Kitchenette facilities
- On site car parking (7 spaces)
- Fully furnished

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and provides a Net Internal Floor area of 1,444 sq. ft. (134.15 sq. m.).

| Name | Size |
|-------|---------------------------|
| Total | 1,444 sq ft (134.15 sq m) |

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

£24,000 pa
Rent quoted exclusive of outgoings and VAT.

SERVICES/SERVICE CHARGE

£8,250 pa

RATEABLE VALUE

To be re-assessed - Approximate pa cost is equivalent to £9,000 pa.

EPC

The property has been assessed and certified as falling within Band C.

LEGAL COSTS

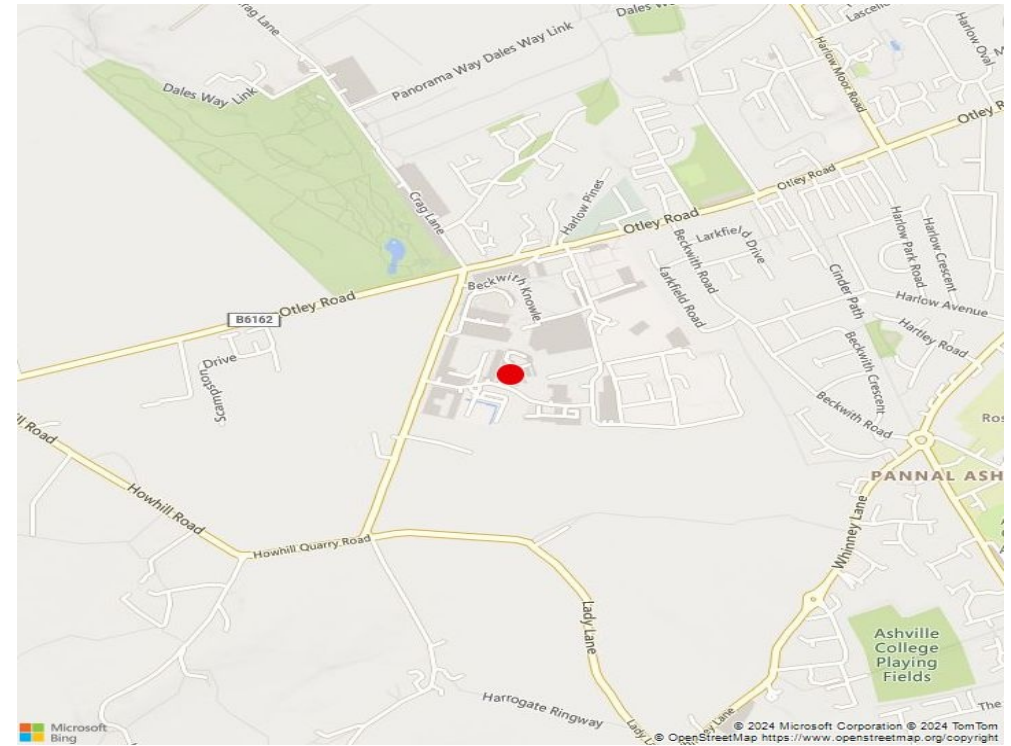
Each party to be responsible for their own legal costs incurred in the transaction.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment through Carter Jonas LLP or Montpellier Property Consultants as Joint Agents.



CONTACT

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IMPORTANT INFORMATION

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