

**GARDNER HOUSE
HORNBEAM PARK
HARROGATE HG2 8XE**

EXCEPTIONAL GRADE A OFFICES

**An unrivalled location with stunning
views across the Crimple Valley**

Up to 635 – 34,290 sq.ft. (59 - 3,400 m²)

TO LET

Hornbeam Park is a modern business park set within the beautiful spa town of Harrogate

The park offers a rare combination of easy access, high specification yet affordable office and industrial space, and prides itself on its ability to accommodate all business types from the smaller start-ups and independents, to a wide selection of larger thriving businesses. With a wide variety of on-site leisure facilities including hotel accommodation, fitness centre, restaurants and cafes, combined with an on-site rail link, which gives direct access to Leeds/York and Harrogate, Hornbeam Park is a thriving community for both business and leisure visitors alike. The green surroundings and community feel, offer an inspiring working environment for today's business. At Hornbeam Park, the pleasure of working in well-designed and efficient buildings is matched by the impressive choice of on-site leisure facilities.



Facilities at Hornbeam Park

With great leisure facilities Hornbeam Park is fast becoming the place to go for a wide range of weekend and conveniently located after work activities:

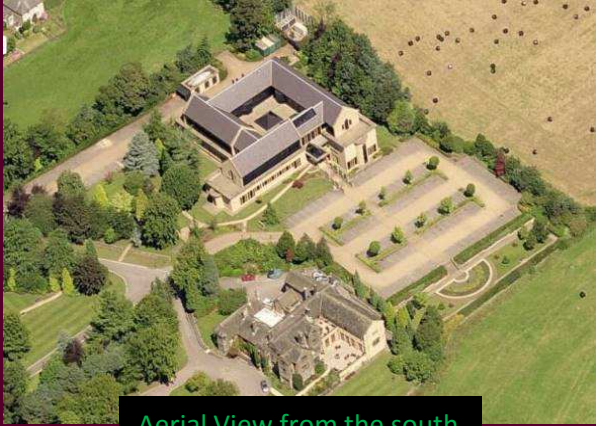
- Premier Inn Hotel
- Brewers Fayre Pub
- Nuffield Health and Wellness Centre
- Children's gymnastics club
- Yoga studio
- Strength and conditioning gym
- Yorkshire's premier indoor climbing facility
- Café and deli bar
- Art club and store
- Al Bivio Italian restaurant
- Kindercare Children's Day Nursery



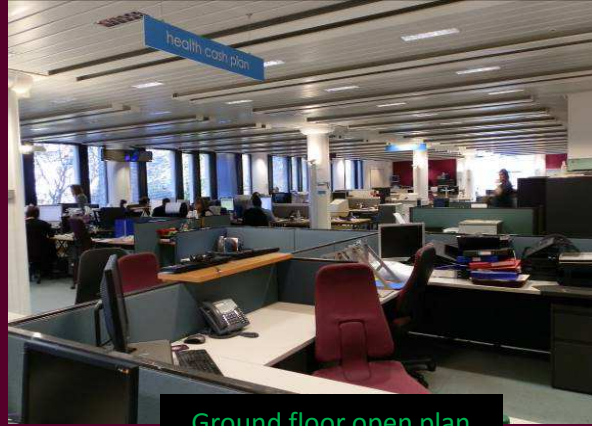
At Hornbeam Park we are conveniently located for many major travel routes:

- The A1/M1 gateway road to the North and South - 10 minutes by car
- Harrogate to London train links - 3 departures every hour
- Buses from Harrogate town centre - every 15 minutes
- Leeds Bradford International Airport - 30 minutes by car or via an hourly bus service.

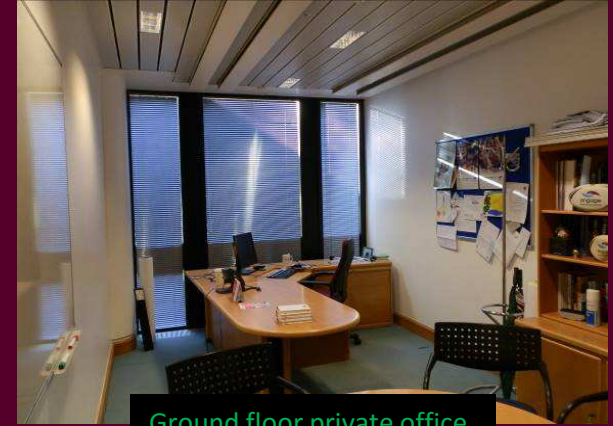




Aerial View from the south



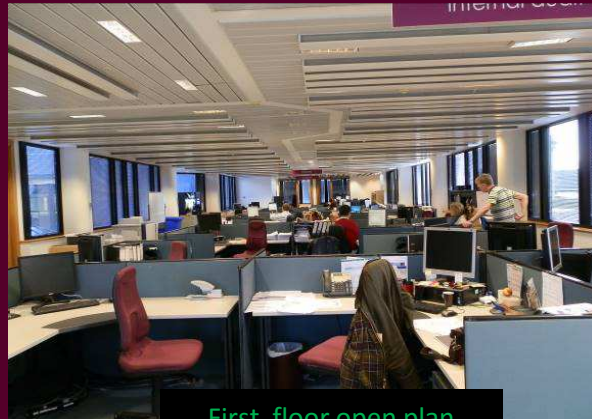
Ground floor open plan



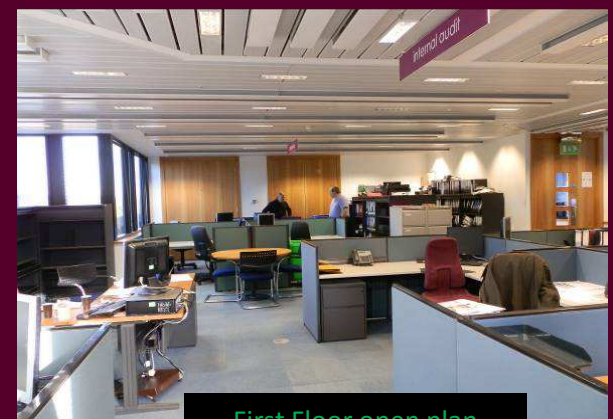
Ground floor private office



Boardroom ante room



First floor open plan



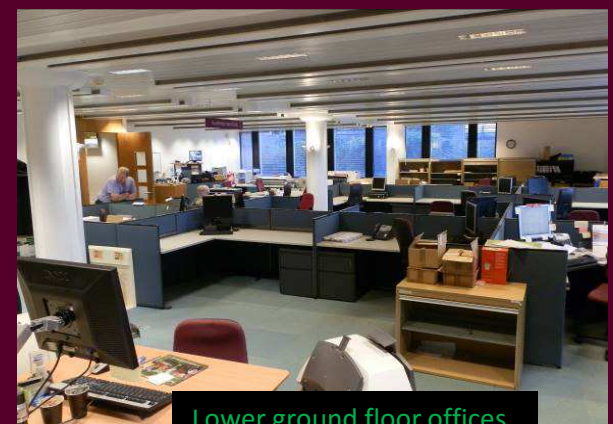
First Floor open plan



Executive office



One of many meeting rooms



Lower ground floor offices

Gardner House Specification

Spacious exceptional specification offices
 2 High speed passenger lifts and one goods lift
 DDA compliant
 Full height hardwood feature doors throughout
 75mm raised access floors/under floor heating
 PIR controlled Fluorescent lighting
 Chilled beam air conditioning
 CCTV and proximity access control system
 Dedicated computer server facility
 UPS and backup generators
 A large lower ground storage area with roller racking
 Venetian blinds throughout
 Excellent natural lighting
 Numerous meeting and conference rooms
 Shower and first aid room
 Lower ground floor storage filling system
 Barrier controlled car parking for 107 plus extra 68
 Un-paralleled views across the Crimple Valley
 Exceptional landscaped setting with mature trees

Schedule of accommodation		
Floor	Square feet	Square meters
Lower ground	9,686	900
Ground	15,945	1,481
First floor	8,659	804
Total	34,290	3,186
Car spaces	175	

A development by



For terms, further information and viewing :
 Contact Chris Robbins

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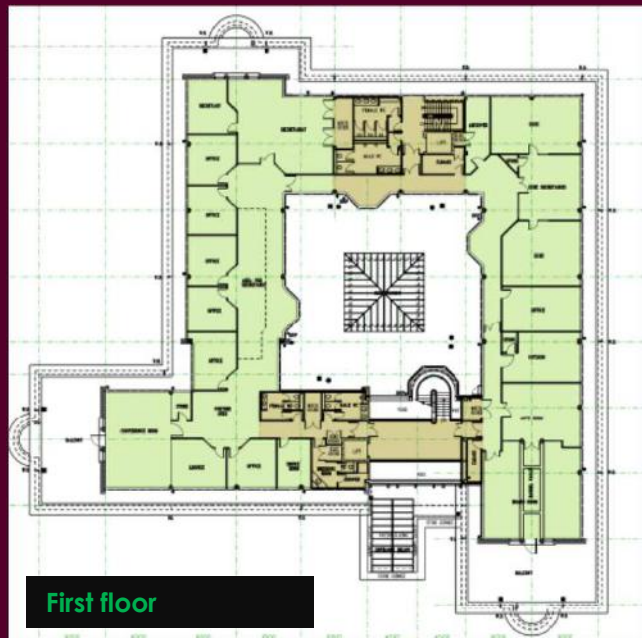
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Lower Ground floor



Ground floor



First floor