

# SUPERB AIR-CONDITIONED OFFICES ON HARROGATE'S PREMIER BUSINESS PARK

**Part Lower Ground Floor,  
The Hamlet  
Harrogate HG2 8RE  
1,693 sq.ft. (157.28 m<sup>2</sup>)**



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(157.28M<sup>2</sup>)**

**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.

## **THE HAMLET**

***A rare opportunity to lease exceptional, high quality office space in the most superior office building in Harrogate.***

The Hamlet provides a prestigious and contemporary place to work at the heart of HORNBEAM PARK, a perfect head office location. The building is a four storey steel framed structure with a raised seam radius profile roof and brickwork walls with tinted double glazed powder coated aluminium windows and glazed double entrance doors to the front and rear.

Internally each floor has WC facilities and PIR sensor lighting to all common areas. Full access floors are provided to all open plan office areas with Category II lighting. The building has Mitsubishi City mulit heat recovery air conditioning combined with recovery ventilation for enhanced air quality. The entrance lobbies to the front and rear have double storey height and a 13 person lift serves each floor.

The property incorporates:-

- ✚ Aluminium framed double glazed windows
- ✚ Tinted solar reflective glazing
- ✚ Mitsubishi City Air conditioning
- ✚ 100% raised access floors
- ✚ Fitted carpets to all areas
- ✚ Category 2 lighting of office areas
- ✚ PIR controlled lighting to common areas.
- ✚ Feature hardwood and glazed entrance doors
- ✚ Male and female WC/ disabled WC and Showers
- ✚ 4 spaces per 1000 sq.ft.
- ✚ 13 person lift
- ✚ Full disabled access
- ✚ Secured by design, keypad controlled access to car park, building and suite.

### **Accommodation**

	<b>Net lettable Areas</b>	
Part Lower Ground floor office	1,693 sq.ft.	(157.28m <sup>2</sup> )
Car Spaces	6 car spaces.	

### **Lease Terms**

A minimum term of 5 years on full repairing and insuring terms. The tenant is responsible for the internal repairs and decoration and via service charge for the exterior, common parts and landlord's insurance cost. Available from 1<sup>st</sup> November 2019.

### **Rent**

£31,330 p.a. exclusive.

### **Service Charge**

There will be a service charge to cover the external & common area maintenance, security, lighting and other landlord's services.

### **Uniform Business Rates**

The tenant to pay rates direct to the Local Authority. The current rateable value is assessed for the the whole of the lower ground and half of the ground floor as a single assessment. As apportionment would give an estimated RV of c.£18,000.

### **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 (68). 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.

### **Viewing**

CONTACT ROBBINS ASSOCIATES

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### **VIEWING**

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