

**Unit i4b Hornbeam Park Oval,
Harrogate HG2 8RB
8,148 sq.ft. (756.97 m²)
including mezzanine storage of 2,077 sq.ft.(192.96m²)**



INDUSTRIAL /STORAGE

**8,148
SQ.FT.
(756.97M²)****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 unit

The building is a mid-terrace of portal steel frame, clad with part brick and part glazed cladding with double entrance doors into the office section and with a single loading door leading into the warehouse area, via an electrically operated sectional shutter door, dimensions 5.11m by 3.25m, with rear double pedestrian door.

Internally the property has a power float dust-proofed concrete floor with walls of painted blockwork to full height. There is a large ground floor office area with 3 separate offices and a large open plan area. There is a mezzanine floor above this office area which incorporates one large meeting room and an open storage area. There is a kitchen area and WCs within the office area.

The office area comprises a carpeted area with aluminium framed double glazed windows and a suspended ceiling with recessed fluorescent lighting and comfort cooling and heating supplied by air source heat pumps. The entire warehouse is heated by a Powmatic warm air blowers. There is 3 phase power.

To the front of the property, there are 13 parking spaces plus loading area.



Reception showroom/
office



Ground floor offices



First floor mezzanine

The property incorporates:-

- ✓ Aluminium framed double glazed windows
- ✓ Tinted solar reflective glazing
- ✓ ASHP cassette heating and cooling to office and warm air heating to the main warehouse
- ✓ Perimeter sockets to cater for telephone, power and computer.
- Three individual offices and mainly open plan offices, & toilet at ground floor
- ✓ First floor office and additional mezzanine storage
- ✓ Carpet to all office areas
- ✓ Burglar Alarm
- ✓ 3 phase power
- ✓ Rear access via roller shutter and separate pedestrian door

Accommodation

	Net lettable Areas	
Ground floor office	2,077 sq.ft.	(192.96m ²)
First floor mezzanine (fitted by previous tenant)	2,077 sq.ft.	(192.96m ²)
Warehouse area	<u>3,994 sq.ft</u>	<u>(371.05 m²)</u>
Total	8,148 sq.ft.	(756.97m ²)

Car Spaces 13 car spaces plus loading area.

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 1st October 2019.

Rent

£61,110 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. Please contact the Local Authority to establish a current rateable value and the rates payable. The current rateable value is £47,500.

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 (63). 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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Ground floor warehouse



Ground floor warehouse

VIEWING

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