

**12d HORNBEAM PARK OVAL,
HORNBEAM PARK
HARROGATE HG2 8RB
2,017 sq.ft. (187.38 m²)**



CHARTERED SURVEYORS &
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SUITABLE FOR B1 or D USES, OFFICES, LEISURE OR HEALTH

**HIGH QUALITY
OFFICES – PART
OPEN PLAN
OFFICES with
MEETING
ROOM.**

TO LET

**Might suit:
LEISURE AND
OR HEALTH
TYPE USES**

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, Leeds Road, A661 Wetherby Road and the A1(M) via the southern by pass. Hornbeam Park is a thriving and expanding business and educational campus adjacent greenbelt countryside with mature landscaping and good road and rail communications. The Hornbeam Park rail halt is on the Leeds/Harrogate/York line providing fast access to these cities and links to London and Edinburgh via the main east coast line.

DESCRIPTION

The property provides a high quality open plan office with the following features:-

- Aluminium framed double glazed windows
- Tinted solar reflective glazing
- Gas fired central heating
- Perimeter sockets to cater for telephone, power and computer. Cabling for screens in individual offices
- Open plan offices and private offices -meeting room at first floor.
- Fitted Kitchen
- Rubber flooring to all areas
- LED lighting to office areas
- Quality partitioning with painted ash doors
- Male and female/disabled WC. Shower
- 8 car spaces

FLOOR AREAS

Net lettable Areas

Unit 12 d	Ground Floor	1,008 ft²	(93.65 m²)
	First Floor	1,008 ft²	(93.65 m²)
	TOTAL	2,016 ft²	(187.30 m²)
	Car Spaces	8	



Ground Floor

TERMS

The premises are available to let on a new FR & I year lease or a term to be agreed.

**First floor conference room****Open Plan offices first floor****RENT**

£30,000 per annum exclusive

SERVICE CHARGE

There will be a service charge to cover the exterior of the building & car park maintenance, security, lighting and other landlord's services.

BUSINESS RATES

We are advised by the Valuation Office that the property is assessed for rating purposes as at 2017 as follows:-

Rateable Value (2017) £24,000

Interested parties should verify the actual rates payable with the Local Rating Authority, Harrogate Borough Council.

**Main Entrance and Parking****Side elevation****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 (52). 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

For further information please

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