

**A RARE OPPORTUNITY FOR A SMALL HIGH SPECIFICATION OFFICE SUITE WITH OPEN PLAN AND 2 INDIVIDUAL OFFICES**  
**Ground Floor, Gardner House**  
**Harrogate HG2 8NA**  
**1,015 sq.ft. (94.29 m<sup>2</sup>)**

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**(94.29m<sup>2</sup>)**

**TO LET**



Main frontage

**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.



Entrance lobby

**Gardner House** was originally purpose built for a single occupier to an exceptional high specification, Gardner House still offers an unrivalled location and exceptional facilities and one of the largest open plan floor areas in the town. Equally this is capable of subdivision to smaller suites.

**Specification**

Spacious exceptional specification offices	75mm raised access floors	Venetian blinds throughout
2 High speed passenger lifts and one goods lift	PIR controlled lighting	Excellent natural lighting, solar controlled glazing
DDA compliant	New washrooms and showers	Backup generators
Newly refurbished to high standard	Fibre communications	Barrier controlled car parking for 107 plus extra 130 car spaces
Chilled beam comfort cooling	Full height hardwood feature doors throughout	Un-paralleled views across the Crimple Valley
Underfloor heating	New entrance screen and feature entrance lobby	Exceptional landscaped setting with mature trees
Ground floor atrium with solar controlled	CCTV and proximity access control system	



Suite entrance & break out area

### Accommodation

Ground floor office  
Car Spaces

### Net lettable Areas

1.015 sq.ft. (94.29 m<sup>2</sup>)  
4 car spaces.



Left hand office



Right hand office

### 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 2020.

### Rent

Rent upon application.

### Service Charge

There will be a service charge to cover the external & common area maintenance, security, lighting and other landlord's services. The current budget for 2020/2021 is £6.00 per square foot.

### Uniform Business Rates

The tenant to pay rates direct to the Local Authority. The current rateable value is assessed as part of a larger assessment. As apportionment would give an estimated RV of c.£.16,000

### 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 D (100). 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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