

**Unit I7b Hornbeam Park Oval,  
Harrogate HG2 8RB  
1,521 sq.ft. (141.32 m<sup>2</sup>)  
plus mezzanine storage of 1,194 sq.ft.(110.92m<sup>2</sup>)**



INDUSTRIAL /STORAGE

**1,521  
SQ.FT.  
(141.32M<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 unit***

The building is a mid-terrace of portal steel frame, clad with part brick and part composite 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.

Internally the property has a power float dust-proofed concrete floor with walls of painted blockwork to full height. There is a small kitchen area and WC within the warehouse area and a wooden staircase leads up to the mezzanine office and storage area.

The office area comprises a carpeted area with aluminium framed double glazed windows and the entire warehouse is heated by a Powrmatic warm air blower..

To the front of the property, there are 2 parking spaces plus loading area. To the side of the property further car parking spaces are available side of the property further car parking spaces are available.



Reception showroom/  
office



Ground floor loading bay

The property incorporates:-

- ✓ Aluminium framed double glazed windows
- ✓ Tinted solar reflective glazing
- ✓ Gas fired central heating to office and warm air heating to the main warehouse
- ✓ Perimeter sockets to cater for telephone, power and computer.
- ✓ One open plan reception show area office, & toilet at ground floor
- ✓ First floor office and additional mezzanine storage
- ✓ Carpet to all office areas
- ✓ Burglar Alarm

### Accommodation

	Net lettable Areas	
Ground floor production/ warehouse	1,521 sq.ft.	(141.32m <sup>2</sup> )
First floor mezzanine (fitted by previous tenant)	<u>1,194 sq.ft.</u>	<u>(110.92m<sup>2</sup>)</u>
Total	2,715 sq.ft.	(252.24m <sup>2</sup> )

Car Spaces                                      2 plus loading area plus 4 additional 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.

### Rent

£20,000 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. It is estimated that the current year's charge will be c. **£316.76**. The buildings insurance cost is **£403.28**

### Uniform Business Rates

The tenant to pay rates direct to the Local Authority. Rateable Value is £11,250 and rates payable in the current year is £5,760, although this may be subject to small business rate concession.

### 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  
01423-505501  
07595-279096  
info@robbinsassociates.net

**N.B. The first Floor mezzanine was built by a former tenant and the landlord cannot warrant the floor loadings applicable to this structure.**



First floor mezzanine storage



First floor mezzanine office

### VIEWING

For further information please contact:- Chris Robbins,  
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