

DETACHED INDUSTRIAL UNIT PROVIDING SINGLE STOREY WAREHOUSE
ACCOMMODATION WITH ADJOINING TWO STOREY OFFICES.

**No 1 HOOKSTONE PARK
HARROGATE HG2 7DB**



**ROBBINS
ASSOCIATES**

CHARTERED SURVEYORS &
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**18,275 ft²
(1,697 m²)**

Hookstone Park is an established & popular industrial location in Starbeck, Harrogate

Location:

approximately 2 miles east of the town centre. Access into the town centre is via Hookstone Chase and the A661, which links Harrogate with Wetherby and Junction 46 of the A1(M) approximately 8 miles to the south east.

Junction 47 of the A1(M) is also accessible circa 5.5 miles to the east via Forest Moor Road and the A59.

Surrounding occupiers include Bettys & Taylors of Harrogate Ltd, Platinum HPL, Holberry Signs, Oldridge Windows and Crown Decorating Centre the adjacent retail park is home to Wm. Morrison, Homebase, PC World/Curry and Wren Kitchens.

Description

Detached industrial unit providing single storey warehouse accommodation with adjoining two storey comfort cooled offices



- Twin span steel portal frame construction with profile sheet metal clad roof.
- Internal eaves heights ranging from 4m to 4.7m.
- Comfort cooled offices, gas fired warm air blowers and sprinkler system.
- Steel framed mezzanine level.
- Roller shutter and concertina loading doors provide access to a covered / open-sided loading yard.
- Redecorated and new carpets

TO LET



LHS BAY

RHS BAY

Accommodation

Ground floor office	3,995 sq.ft.	(371.15 m ²)
First floor offices and mezzanine stroes	3,995 sq.ft.	(371.15 m ²)
Warehouse and stroes	<u>10,285 sq.ft.</u>	<u>(955.50 m²)</u>
Total	18,275 sq.ft.	(1,697.80 m ²)

Rear Covered loading bay 4,000 sq.ft. (371.61 m²)

Front parking area
Side access roads

Lease Terms

A minimum term of 5 years on full repairing and insuring terms. Available from 1st July 2021

Rent, Service Charge & Insurance

£145,000 per annum. There will be a service charge to cover the external common area maintenance, security, lighting. The buildings insurance premium will also be charged.

Uniform Business Rates

The tenant to pay rates direct to the Local Authority. The current rateable value is assessed together with 2 other buildings and an application to separate the rating assessment has been made.

VAT

All references to rent are deemed to be exclusive of VAT, unless expressly stated.

Energy Performance Certificate

The Energy Performance Asset Rating is Band D 88. 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 trasaction.

Money Laundering

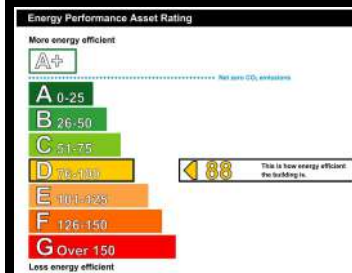
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Viewing

CONTACT THE JOINT AGENTS:

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VIEWING

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