

DETACHED INDUSTRIAL UNIT PROVIDING SINGLE STOREY WAREHOUSE
ACCOMMODATION WITH HIGH BAY FRONT BUILDING WITH MEZZANINE.

No 3 HOOKSTONE PARK HARROGATE HG2 7DB



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/Currys and Wren Kitchens.

Description

No 3 Hookstone Park is a detached single storey industrial unit with a modern extended high bay section to the front, which incorporated a mezzanine across half the floor space at high level.



- Steel portal frame construction with part brick / blockwork elevations and profile metal cladding above.
- Internal eaves heights ranging from 3m (rear section) to 7m (front section).
- 3 No Automated roller shutter doors.
- Steel framed mezzanine level suitable for additional workshop and storage accommodation or conversion to open plan office space.
- Gas fired warm air blowers.

**ROBBINS
ASSOCIATES**

CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS

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14,144 ft²
(1,314 m²)

TO LET

Accommodation

	Net lettable Areas	
Warehouse and stores	12,538 sq.ft.	(1,164.9 m ²)
First floor offices /mezzanine stores	<u>1,606 sq.ft.</u>	(<u>149.2 m²</u>)
Total	14,144 sq.ft.	(1,314.1m ²)

Front parking area and side access yard and rear yard



Mezzanine floor



Side yard and loading

Lease Terms

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

Rent, Service Charge & Insurance

£85,000 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 E 144. 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.

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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