

A SERIES OF 5 NEWLY REFURBISHED TRADE COUNTER UNITS  
RANGING FROM 5,305 SQ.FT 5,423 SQ.FT EACH.

2c and 2e HOOKSTONE PARK  
HARROGATE HG2 7DB

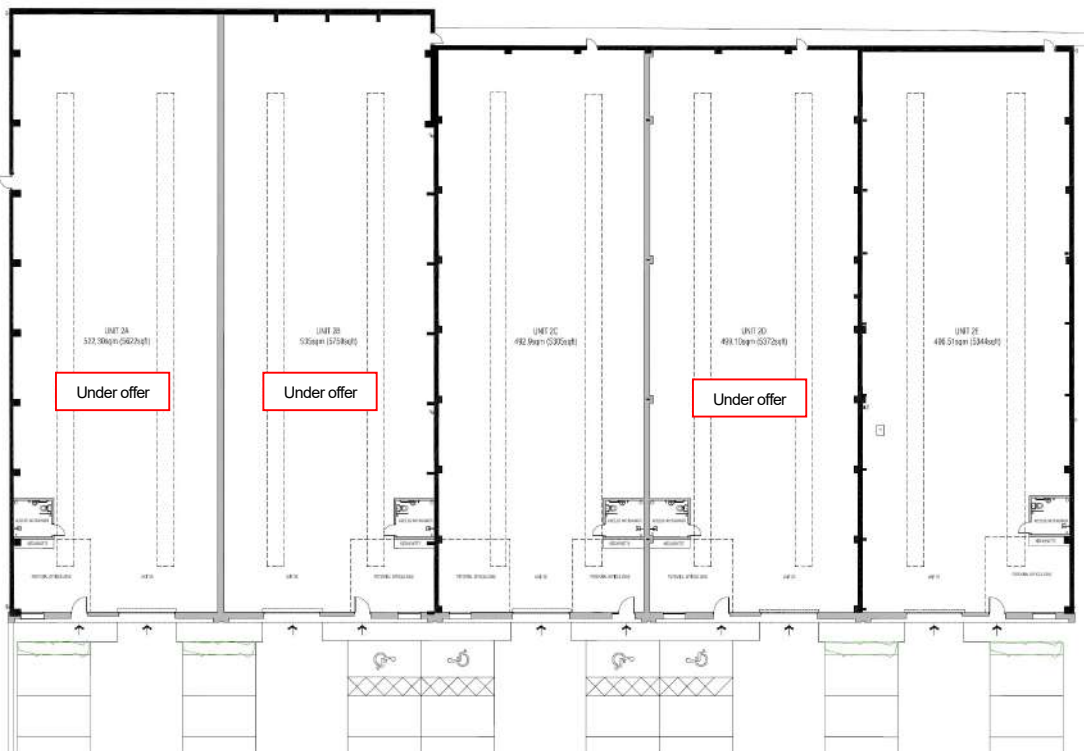


*Hookstone Park is an established & popular industrial location in Starbeck, Harrogate*

**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.



COMMERCIAL PROPERTY CONSULTANTS  
Claro Court Business Centre  
Harrogate HG1 4BA  
T: 01423 505501  
Email: [info@robbinsassociates.net](mailto:info@robbinsassociates.net)

5 UNITS  
BETWEEN

5,243 & 5,758ft<sup>2</sup>  
EACH

(487 - 536 m<sup>2</sup>)

**TO LET**

**ONLY 2  
REMAINING**

Unit 2a - 2e Hookstone Park is a detached single storey industrial unit, which is currently being sub-divided and completely refurbished with to the following specification:-

- ✚ New brick frontages with insulated cavity walls to remaining elevations
- ✚ New Trisomet insulated composite roofs panels with 135mm insulation
- ✚ Front entrance powder coated windows and doors with internal security grills
- ✚ Insulated sectional up and over loading doors
- ✚ New internal toilet and shower with tea point
- ✚ LED lighting throughout and new efficient gas fired heating.
- ✚ New utilities to each unit.

#### **Accommodation**

		Net lettable Areas	
Unit 2A	under offer	515.5 sq m	5,549 sq ft
Unit 2B	under offer	535.8 sq m	5,758 sq ft
Unit 2C		492.9 sq m	5,305 sq ft
Unit 2D	under offer	497.1 sq m	5,351 sq ft
Unit 2E		487.1 sq m	5,243 sq ft

Front parking area with 45 car spaces with a separate loading bay for each unit.

#### **Lease Terms**

A minimum term of 10 years on full repairing and insuring terms. Available from March 2022

#### **Rent, Service Charge & Insurance**

**Rent upon application.** 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. A new rating assessment will be made upon completion..

#### **VAT**

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

#### **Energy Performance Certificate**

The new buildings will be considerably improved and a new EPC will be obtained on completion of the works.

#### **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:


CHRIS ROBBINS  
ROBBINS ASSOCIATES  
T - 01423-505501  
M - 07595-279096  
Email - [info@robbinsassociates.net](mailto:info@robbinsassociates.net)

Tom Asher  
SAVILLS  
0113-201228  
07738 144 646  
[tom.asher@savills.com](mailto:tom.asher@savills.com)

#### **VIEWING**

For further information  
please contact:-

Chris Robbins  
ROBBINS ASSOCIATES  
Claro Court Business Centre,  
Harrogate HG1 4BA

 01423 505501

Email:  
[info@robbinsassociates.net](mailto:info@robbinsassociates.net)

#### **IMPORTANT NOTICE**

ROBBINS ASSOCIATES, their clients and any joint agents give notice that:  
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and ROBBINS ASSOCIATES have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**IMPORTANT NOTICE**  
ROBBINS ASSOCIATES, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and ROBBINS ASSOCIATES have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.