

**HIGH BAY DETACHED INDUSTRIAL UNIT PROVIDING TWO STOREY WAREHOUSE  
ACCOMMODATION WITH ADJOINING OFFICES.  
FORMER NIPS BUILDING  
Fourth Avenue, Hornbeam Park  
HARROGATE HG2 8QT**



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**4,970 -  
12,086 ft<sup>2</sup>  
(462 -1,123  
m<sup>2</sup>)**

*Hornbeam Park Park is an established & popular industrial location on the south side of Harrogate*

**Location:**

The property is located on Hornbeam Park, half a mile to the south of the town centre off Hookstone Road with easy access to the A61 and the A1(M) via the southern by-pass. Hornbeam Park is a thriving and expanding business and educational campus, adjacent to greenbelt countryside, with mature landscaping and good road and rail communications. The Hornbeam Park rail halt is on the Leeds/Harrogate/York line.

**Description**

Detached industrial unit providing two storey warehouse accommodation with adjoining offices



**TO LET**

- Steel portal frame construction with profile sheet metal clad roof.
- Internal headroom Ground floor 6.7m First floor 4.862m.
- Steel framed mezzanine level.
- Roller shutter loading doors provide access from side goods yard.
- Extensive mezzanine storage floors
- Travelling crane to main warehouse



Ground Floor



First floor

**Accommodation**

Ground floor warehouse and sales  
 First floor offices  
 Mezzanine  
 First floor stores and offices  
 Total

Net lettable Areas

4,970 sq.ft.	(461.69 m <sup>2</sup> )
825 sq.ft.	( 76.61m <sup>2</sup> )
1,321 sq.ft.	(122.75 m <sup>2</sup> )
<u>4,970 sq.ft.</u>	<u>(461.69 m<sup>2</sup>)</u>
12,086 sq.ft.	(1,122.74 m <sup>2</sup> )

Rear stairs and lift core(4 floors)

1,326 sq.ft.	(123.23 m <sup>2</sup> )
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Front parking area Side access road

**Lease Terms**

A minimum term of 5 years on full repairing and insuring terms. Available from 1<sup>st</sup> October 2022

**Rent, Service Charge & Insurance**

**£40,000 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 as £36,000 Rateable Value.

**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 D76. 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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