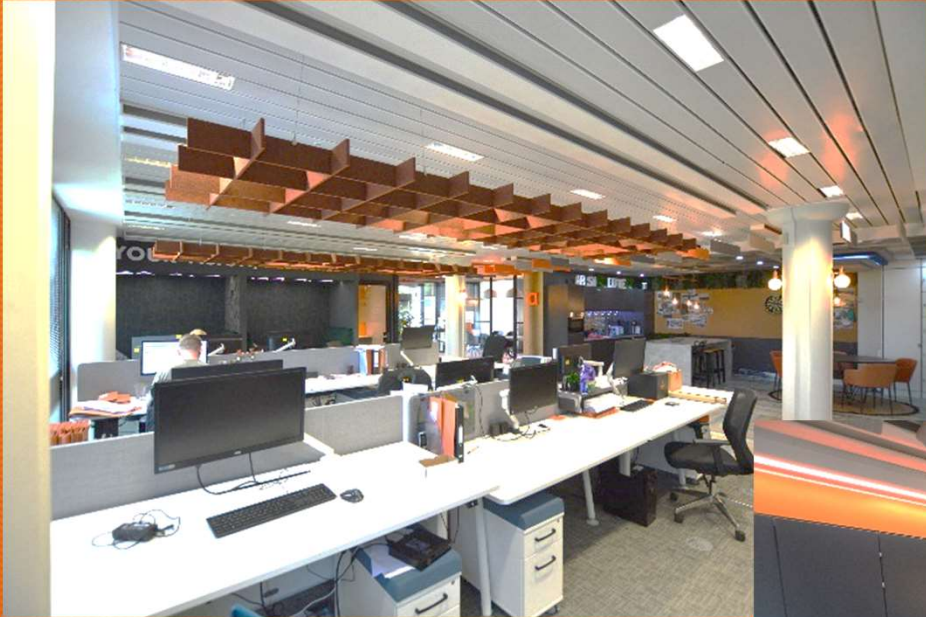


GARDNER HOUSE, HORNBEAM PARK, HARROGATE HG2 8NA



2,303 sq.ft.

639.53 m²

TO LET



Exceptional
offices
Incomparable
location



Gardner House Specification

Spacious exceptional specification offices
2 High speed passenger lifts and one goods lift
DDA compliant
Full height hardwood feature doors throughout
75mm raised access floors with under floor heating
PIR controlled fluorescent lighting
Chilled beam comfort cooling
CCTV and proximity access control system
Excellent natural lighting
Separate meetingroom
Showers at ground floor
Backup generators
Barrier controlled car parking for 107 plus extra 68 spaces
Un-paralleled views across the Crimble Valley
Exceptional landscaped setting with mature trees

Schedule of accommodation		
Floor	Square feet	Square meters
Lower ground	2,303	639.53

Lower ground suite fit out

Predominantly open plan fit out by leading company
Large conference meeting room
Smaller meeting room
Open plan kitchen break out area
Separate but adjacent display office area
Separate one to one meeting booths
Separate private phone kiosk
Own front door

Lease terms

Available immediately on a new full repairing and insuring lease to be agreed



A development by



For terms, further information and viewing :
Contact Chris Robbins



Chartered Surveyors and
Commercial Property Consultants
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Harrogate HG1 4BA
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