

# THE LENZ, HORNBEAM PARK, HARROGATE HG2 8RE



SPECTACULAR AIR-CONDITIONED GRADE A OFFICES  
WITH FULL HEIGHT GLAZING TO FRONT ELEVATION, FITTED KITCHEN, MAINLY  
OPEN PLAN, WITH BOARDROOM AND 2 MEETING ROOMS

3,220 – 6,910 sq.ft. (299.16 – 641.95m<sup>2</sup>)

## ***Hornbeam Park is a modern business park set within the beautiful spa town of Harrogate***

The park offers a rare combination of easy access, high specification yet affordable office and industrial space, and prides itself on its ability to accommodate all business types from the smaller start-ups and independents, to a wide selection of larger thriving businesses. With a wide variety of on-site leisure facilities including hotel accommodation, fitness centre, restaurants and cafes, combined with an on-site rail link, which gives direct access to Leeds/York and Harrogate, Hornbeam Park is a thriving community for both business and leisure visitors alike. The green surroundings and community feel, offer an inspiring working environment for today's business. At Hornbeam Park, the pleasure of working in well-designed and efficient buildings is matched by the impressive choice of on-site leisure facilities



***Facilities at Hornbeam Park***

With great leisure facilities Hornbeam Park is the established place to go for a wide range of weekend and conveniently located after work activities:

**Premier Inn Hotel**

**Brewers Fayre Pub**

**Nuffield Health and Wellness Centre**

**Children's gymnastics club**

**Yoga studio**

**Strength and conditioning gym**

**Yorkshire's premier indoor climbing facility**

**Café and deli bar**

**Padel Tennis Centre and Coach Gym**

**Art club and store**

**Al Bivio Italian restaurant**

**Kindercare Children's Day Nursery**



***At Hornbeam Park, we are conveniently located for many major travel routes:***

**The A1/M1 motorway to the North and South - 10 minutes by car**

**Harrogate to London train links - 3 departures every hour**

**Buses from Harrogate town centre - every 15 minutes**

**Leeds Bradford International Airport - 30 minutes by car or via an hourly bus service.**

## *The Lenz Specification*

Spacious exceptional specification offices  
High speed passenger lift  
DDA compliant  
Newly refurbished to high standard  
Full height hardwood feature doors throughout  
75mm raised access floors  
New carpets and redecorated  
Air source heating and cooling heating  
LED lighting  
Excellent natural lighting, solar controlled glazing  
Newly rebuilt toilets, and showers  
Barrier controlled underground car parking  
Un-paralleled views across the Crimble Valley



Open plan area from rear



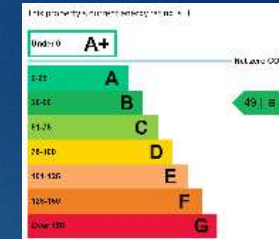
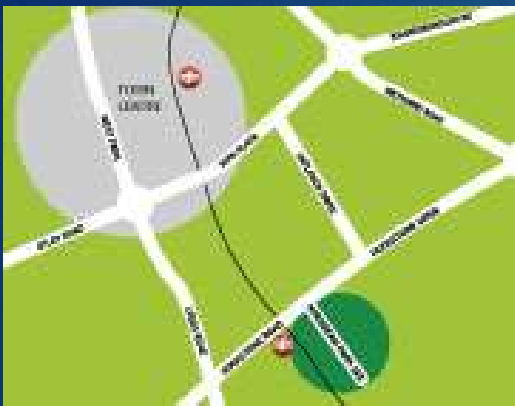
Ground floor entrance  
lobby



Second floor lobby



Fitted kitchen



## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset  
Rating is Band B (49).

A development by



For terms, further information and  
viewing :

Contact Chris Robbins



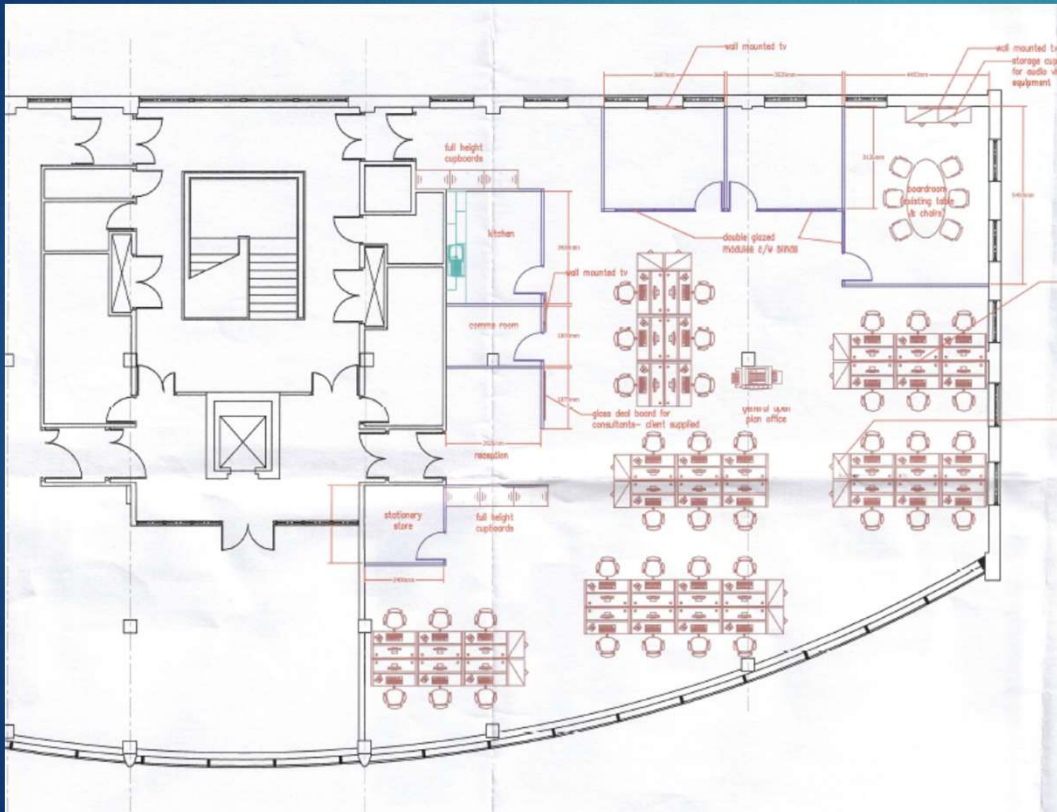
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Current floor indicative layout for open plan areas.