

**Second Floor Offices
The Tower, Fourth Avenue
Hornbeam Park, Harrogate HG2 8QT
2,500 sq.ft. (232.26 m²)**



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 Leeds Road, A661 Wetherby Road 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 providing fast access to these cities and links to London and Edinburgh via the main east coast line. There are frequent bus services around the site with links to the town centre.

Existing occupiers include the Harrogate College/Leeds Metropolitan University, Hein Gericke, Homeowners Friendly Society, wbs Chartered Accountants, Process Combustion, Cartridge World, Proctor & Gamble and an increasing number of professional and technical companies.

ON SITE FACILITIES

On site facilities include the Cannon's Health Centre, Kindercare creche & nursery, Brewer's Fayre pub & restaurant, and Travel Inn hotel. There is a small café serving hot meals, drinks and sandwiches.

DESCRIPTION

The building comprises a four storey building, steel framed with a flat roof and brickwork walls with painted inset panels.

Internally, each floor has WC facilities and PIR autosense lighting to all common areas. The spacious entrance lobby with a 13 person lift serves each floor. The offices each have a lift lobby and entrance to each suite of offices, which are both open plan and individual offices, which benefit from a wood effect laminate floor, gas fired central heating, suspended ceilings with LED recessed lighting, perimeter trunking system and each floor has toilet and kitchen facilities.



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

Claro Court Business Centre

Harrogate HG1 4BA

T: 01423 505501 M: 07595 279096

Email: info@robbinsassociates.net

**OFFICES
2,500 SQ.FT.
(232.26 m²)**

TO LET

ACCOMMODATION

Net lettable Areas

Second floor offices 2,500 sq.ft. (232.26m²)

The Building has its own dedicated car park adjacent to the building.

N.B. Additional car spaces are available on site F at £800 +VAT+ rates per annum each.



LEASE TERMS

A minimum term of 5 years on full repairing and insuring terms. The tenant is responsible for the internal repairs and decoration and via service charge for the exterior, common parts and landlord's insurance cost.

RENT

£30,000 p.a. exclusive.

SERVICE CHARGE

There will be a service charge to cover the external & common area maintenance, security, lighting and other landlord's services. It is estimated that the current year's charge is £3,550 p.a.

UNIFORM BUSINESS RATES.

The current Rateable Value is £29,500. Rates Payable (with no allowance for transitional rates or any concessions is £15,104 for year 24/25. N.B. Small business rate multiplier is 51.2p

LEGAL COSTS

Each party is to be responsible for the landlord's reasonable legal costs.

VAT

Value Added Tax is applicable to this transaction. You are advised to consult your accountants for further information.



VIEWING

For further information please contact:- Chris Robbins, ROBBINS ASSOCIATES
Claro Court Business Centre,
Harrogate HG1 4BA

☎ 01423 505501

☎ 01423-520996

email: info@robbinsassociates.net

Jackie Wilson

HORNBEAM PARK DEVELOPMENTTS LTD

• 01423 874870

Email: jackie@hornbeampark.co.uk

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.