



APPROXIMATELY 2200 SQ FT

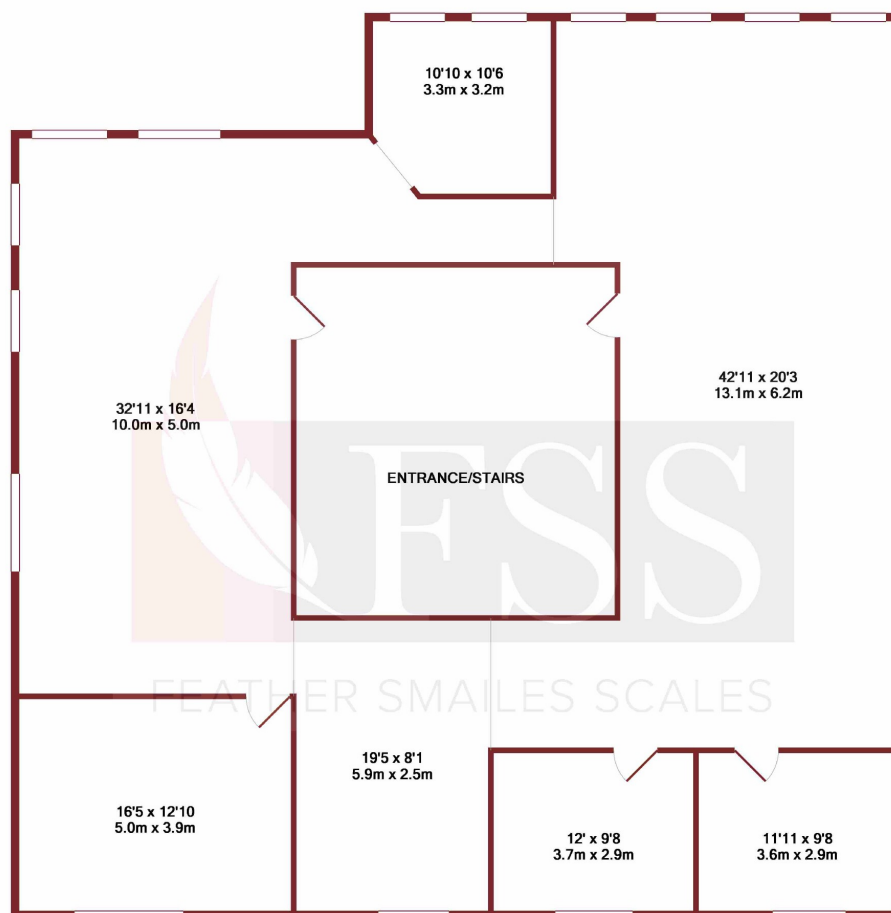
Description

An opportunity to lease a large first floor office suite, located in the heart of Hornbeam Business Park. The first floor forms a predominantly open plan office space built around the central core housing stairs and toilets. There are 3 separate meeting rooms including a large boardroom style. There is also a built in open area kitchen facility and separate server room. Externally the property benefits from 6 dedicated car parking spaces.

Hornbeam Park is situated to the South of Harrogate town centre with easy access to the A61 Leeds to Harrogate road and the A661 Leeds to Wetherby road, both of which afford easy access to the southern bypass. Hornbeam Park is a thriving expanding business and educational campus adjacent to greenbelt and also has its own rail station.

FIRST FLOOR OFFICE SUITE

£27,500
Per annum



TOTAL APPROX. FLOOR AREA 2581 SQ.FT. (239.8 SQ.M.)
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Location and Directions

From Harrogate town centre take the A61 towards Leeds. At the first major crossroads, turn left onto Hookstone Road, and follow signs for Hornbeam Park Railway Station. After 0.75 mile turn right at the lights onto Hornbeam Park Avenue, into Hornbeam Park.

Tenure

The office suite is available by way of an assignment of the existing lease dated 29th October 2014, expiring on 21st August 2019. A sub-lease of part may be considered.

Rateable Value

Rateable Value: TBC
Uniform Business Rate for 2017/17 £0.479.
Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

VAT

All figures quoted are deemed exclusive of VAT where applicable

Services

All mains services are connected to the property.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

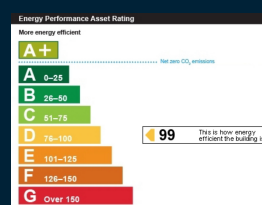
Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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