

21, Hornbeam Square South, Hornbeam Park, Harrogate, HG2 8NB



Self-contained First Floor Office Suite with dedicated car parking at Hornbeam Business Park

- Established and thriving Business Park just half a mile south of Harrogate Town Centre
- Easy access to A61 Leeds/Harrogate Road and A61 Wetherby Road connecting to A1
- Self-contained first floor office suite, open plan and partitioned offices/meeting rooms
- Kitchen and WC facilities and intercom door access
- 6 dedicated car parking spaces and use of visitor spaces

Office
TO LET

1,340 sq ft
(124.49 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

21, Hornbeam Square South, Hornbeam Park, Harrogate, HG2 8NB

Summary

Available Size	1,340 sq ft
Rent	£20,000 per annum
Rateable Value	£13,750 Rateable Value for April 2023: £15,500. The property may be eligible for small business rate relief subject to an occupier's status. Interested parties are advised to make any further enquiries through the Local Rating Authority Harrogate Borough Council on (01423) 500600.
Service Charge	There is a building and estate service charge to cover external repairs, buildings insurance and water rates.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£800 per annum To cover communal areas and grounds maintenance.
EPC Rating	C (66)

Description

The property comprises a mid-terrace, two-storey building within the Hornbeam Square South prestigious Courtyard Complex and is fitted out to a high standard.

Location

Hornbeam Business Park is located half a mile south of Harrogate Town Centre with easy access to the A61 Leeds/Harrogate Road and A61 Wetherby Road, both of which connect to the Southern By-pass providing access to the A1 (M). Hornbeam Park is a thriving and expanding business and educational campus adjacent to green belt countryside, positioned on the main rail link between York, Harrogate and Leeds.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - Floor	1,340	124.49	Available
Total	1,340	124.49	

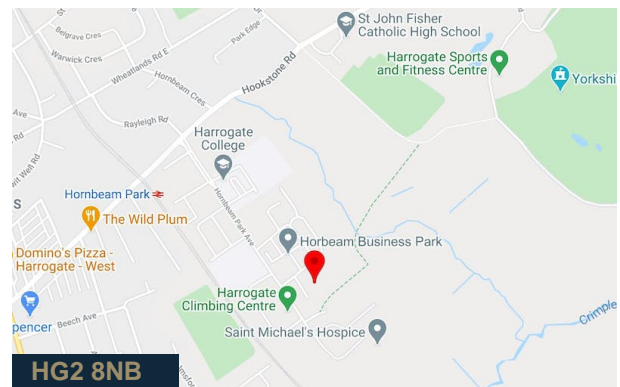
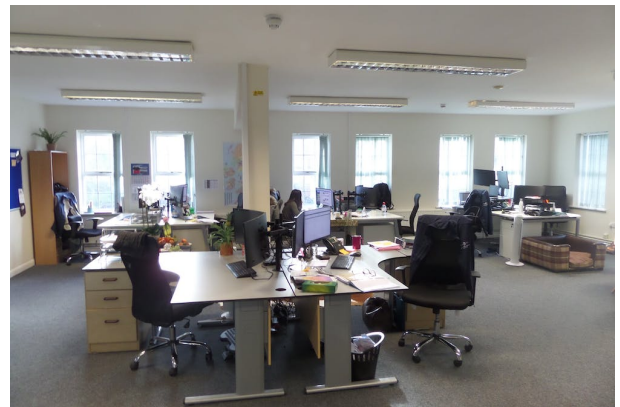
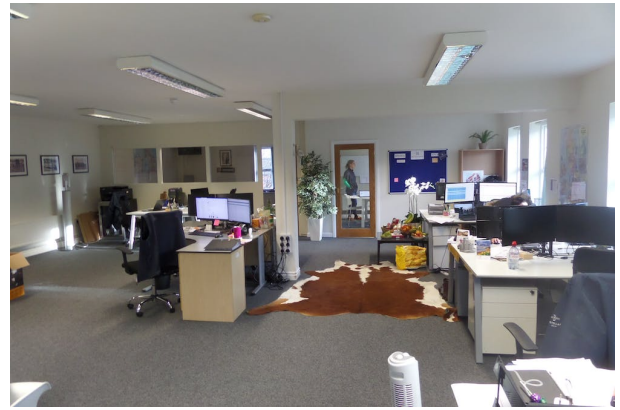
Specification

The First Floor Suite benefits from the following summary specification:

- Self-contained office suite with a combination of open plan and partitioned offices/meeting rooms
- Carpeting and gas central heating throughout
- Kitchen and WC facilities and intercom door access

Terms

The property is available to let on a full repairing and insuring lease basis for a term of years to be agreed.



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com