### Second Floor Office Suites, Unit 3 Sceptre House, Hornbeam Business Park, Harrogate, HG2 8PB



# Office suites with meeting room, staff facilities and car parking at Hornbeam Business Park

- Series of office suites on Second Floor of 3 Sceptre House
- Three storey office building in landscaped grounds
- Communal Meeting Room
- Kitchen and WC facilities
- Intercom door access
- Dedicated car parking and visitor spaces

Office

TO LET

168 to 998 sq ft

(15.61 to 92.72 sq m)



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#### Summary

Available Size	168 to 998 sq ft			
Rent	£3,650 - £7,150 per annum			
Business Rates	The office suites will need to be re-assessed for rating purposes (floor was previously occupied by a single tenant). Small business rate relief will apply (no rates payable). Contact the Local Rating Authority North Yorkshire County Council on 01423 500600.			
Service Charge	£7.15 per sq ft  The service charge covers external repairs and maintenance, power and heating, buildings insurance, water rates, grounds maintenance, cleaning of common areas and management costs.			
VAT	Applicable			
Legal Fees	Any ingoing tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of £350.			
EPC Rating	C (52)			

#### Description

Sceptre House comprises a modern detached three storey office building developed approximately 20 years ago to provide multiple self-contained office accommodation within its own landscaped grounds. The second floor offers a range of office suites which benefit from the following summary specification:

- Communal Kitchen, Male, female and disabled WC facilities
- Communal Meeting Room
- Gas fired central heating with thermostatic control
- Carpeting throughout the offices and suspended acoustic tiled ceilings
- Fire alarm and Intercom door access
- Dedicated Car Parking (5 spaces plus use of visitor spaces)

#### 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 the following areas:

Name	sq ft	sq m	Rent	Availability
2nd - Floor Office 1	182	16.91	£3,650 per annum	Available
2nd - Floor Office 2	291	27.03	£5,850 per annum	Under Offer
2nd - Floor Office 3	357	33.17	£7,150 per annum	Under Offer
2nd - Floor Office 4	168	15.61	-	Under Offer
Total	998	92.72		





#### Viewing & Further Information

#### **Peter Rawnsley**

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#### Terms

New internal repairing lease with 'all inclusive service charge'.

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