

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

<b>Available Size</b>	168 to 998 sq ft
<b>Rent</b>	£3,650 - £7,150 per annum
<b>Business Rates</b>	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.
<b>Service Charge</b>	£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.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	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.
<b>EPC Rating</b>	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.

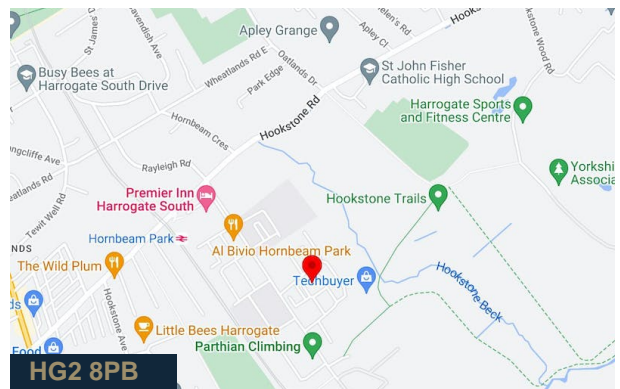
## Accommodation

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
<b>Total</b>	<b>998</b>	<b>92.72</b>		

## Terms

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



## Viewing & Further Information

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