

11 Hornbeam Square South, Hornbeam Business Park, Harrogate, HG2 8PB



## Quality self-contained office accommodation at Hornbeam Business Park

- Quality office accommodation at The Courtyard Complex
- Self-contained offices with meeting rooms, offices and intercom, Kitchen and WC's
- Recently refurbished with new carpets throughout, heating and lighting (all in 2021)
- Considered suitable for offices or Clinic use
- 5 dedicated car parking spaces plus use of visitor spaces
- Wide range of facilities nearby including restaurants, hotels, Gym and local Train Station

Office  
**TO LET**

**1,197 sq ft**  
(111.20 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

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## Summary

|                       |                                                                                                                                                                         |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Available Size</b> | 1,197 sq ft                                                                                                                                                             |
| <b>Rent</b>           | £19,750 per annum                                                                                                                                                       |
| <b>Rateable Value</b> | £14,000<br>wef 01/04/2023                                                                                                                                               |
| <b>Service Charge</b> | £1,679.40 per annum<br>A service charge will be levied to cover external repairs, communal areas maintenance, buildings insurance, water rates and grounds maintenance. |
| <b>EPC Rating</b>     | D                                                                                                                                                                       |

## Description

The property comprises a mid-terrace, two storey building within the Hornbeam Square South prestigious Courtyard Complex, located half a mile south of Harrogate Town Centre.

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 |
|----------------|--------------|---------------|--------------|
| Ground - Floor | 604          | 56.11         | Available    |
| 1st - Floor    | 593          | 55.09         | Available    |
| <b>Total</b>   | <b>1,197</b> | <b>111.20</b> |              |

## Terms

The property is available to let from 1st February 2024 on a full repairing and insuring lease basis for a term of years to be agreed.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

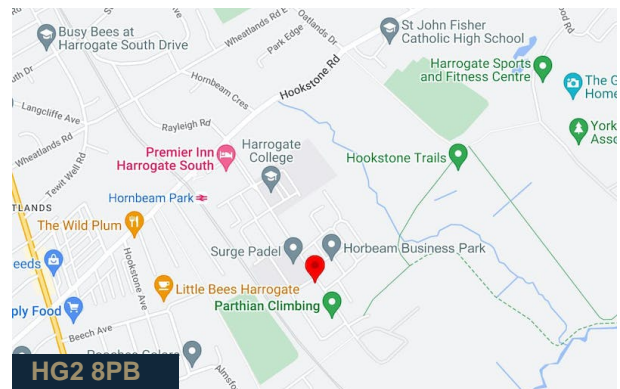
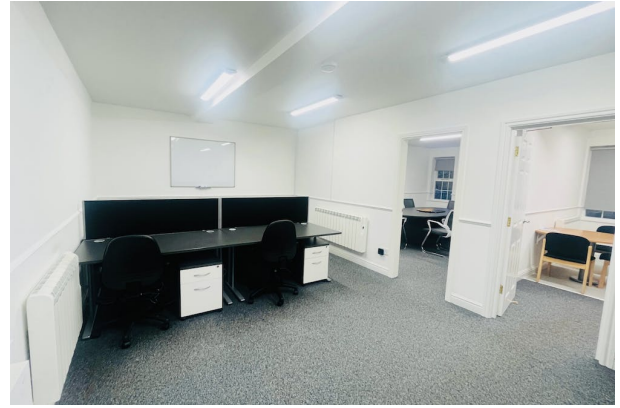
The property has been elected for VAT which will be payable.

## Car Parking

The property benefits from 5 dedicated car parking spaces plus use of other visitor spaces.

## Viewing Information

To request a viewing please call our offices on 01423 547313 or email us at [info@montpellierproperty.com](mailto:info@montpellierproperty.com) and we will arrange this at your convenience.



## Viewing & Further Information

**Peter Rawnsley**

(01423) 547912

[pr@montpellierproperty.com](mailto:pr@montpellierproperty.com)

**Helen Cox-Rawnsley**

(01423) 547313

[hcr@montpellierproperty.com](mailto:hcr@montpellierproperty.com)