

Unit 2, Grove Park Court, Grove Park Terrace, Harrogate, HG1 4DP



Self-contained office accommodation near Harrogate

- Modern, detached office building at established Office Park
- Ground Floor Office Suite with fitted Kitchen and WC
- Double glazed and fully carpeted throughout
- 8 dedicated car parking spaces

Office
TO LET

1,658 sq ft
(154.03 sq m)



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PROPERTY CONSULTANTS

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Summary

Available Size	1,658 sq ft
Rent	£22,500 per annum
Rateable Value	£18,250
Service Charge	There is an estate service charge payable of c. £600 per quarter for the upkeep and maintenance of the common area within the Business Park.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The property comprises a modern, detached, two storey office building, constructed of two-toned brick elevations under a pitched slate roof with timber framed double glazed windows and double height atrium style entrance hallway. The premises provide quality office accommodation on the ground floor offering the following summary specification:

- Carpeted entrance foyer with brick fascia and uplighters
- Free standing staircase with two storey fully glazed atriums
- Open plan office
- Male/female/disabled WCs
- Carpeting throughout the offices
- Double glazing
- Fitted kitchen
- Radiators with own thermostat for the floor and individual controls
- Fire alarm system
- Suspended acoustic tiled ceilings with PIR light fittings
- Perimeter trunking

The layout of each floor is of a regular C shape around a central service core, incorporating stairwell and wc's.

Location

The premises are situated on the modern purpose-built office park known as Grove Park Court, to the east of Harrogate, with access via the Skipton Road. There are a number of facilities nearby and the famous Stray is within walking distance.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

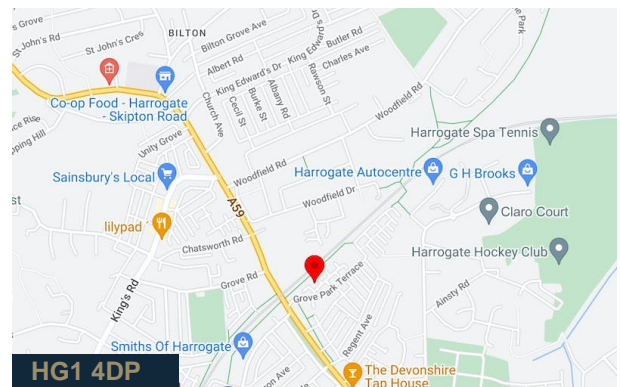
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Office	1,658	154.03	Available
Total	1,658	154.03	

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information

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