

St James Business Park | Unit 10, 10 St James Business Park,  
Knaresborough, HG5 8QB



## High Quality Office Accommodation at St James Business Park, Knaresborough

- A combination of open plan and bespoke designed partitioning offices
- Suspended ceilings with recessed lighting and fully raised access floors
- WC (inc disabled) & kitchen on each floor inc fridge and dishwasher
- 5 person Artico lift (440 kg capacity) and access
- Air conditioning heating / cooling system
- Intruder Alarm System and 16 dedicated car parking spaces

Office  
**TO LET**

**4,157 sq ft**  
(386.20 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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## Summary

<b>Available Size</b>	4,157 sq ft
<b>Rent</b>	£57,500.00 per annum
<b>Rateable Value</b>	£51,500 The current standard uniform business rate (UBR) wef 1st April 2023 is £0.546.
<b>Car Parking</b>	There are 16 dedicated car parking spaces allocated to building as a whole.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	There is an Estate Service Charge applicable to cover communal estate facilities and costs. Further details upon request.
<b>EPC Rating</b>	Upon enquiry

## Description

The property is situated within the St James Business Park off Grimbald Cragg Court adjacent to the Knaresborough bypass and adjoins the Knaresborough Retail Park.

The office development comprises 10 office buildings constructed in circa 2008 by Business Homes.

The property comprises a detached steel framed office building with facing brick and glazed cladding under a pitched profile metal sheet roof, arranged over ground and first floors.

Internally the property is fitted to a high specification with each floor being part open plan and part partitioned with offices with a kitchen to each floor.

St James Business Park is located on the A59 between Harrogate and Knaresborough, approximately 2 miles from Knaresborough town centre.

## Location

The property is located on the A59 between Harrogate and Knaresborough, approximately 2 miles from Knaresborough town centre, 7 miles from Harrogate town centre and 3 miles from Junction 47 of the A1(M). This provides links to the M1 and M62 motorways and the local commercial centres of Leeds and York.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Unit 10 Offices	2,072	192.50	Available
Unit - 1st Floor - Unit 10 Offices	2,085	193.70	Available
<b>Total</b>	<b>4,157</b>	<b>386.20</b>	

## 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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