

12 Cardale Court, Cardale Park, Harrogate, HG3 1RY



## Quality Office Accommodation at established Business Park

- High Quality Ground Floor Office Suite
- Prestigious out of town Business Park
- Partitioned offices, open areas and a Board Room
- WC, Kitchen and Shower Facilities
- Attractive Landscaped Grounds
- 7 dedicated car parking spaces

Office  
**TO LET**

**1,444 sq ft**  
(134.15 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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# 12 Cardale Court, Cardale Park, Harrogate, HG3 1RY

## Summary

<b>Available Size</b>	1,444 sq ft
<b>Rent</b>	£24,000 per annum exclusive of business rates and all other outgoings.
<b>Rates Payable</b>	£8,863 per annum
<b>Service Charge</b>	There is a Building and Estate Service Charge applicable to cover the communal estate facilities and costs of £7,500 p.a. Further Details are available on request.
<b>Car Parking</b>	The property benefits from 7 car parking spaces.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (55)

## Description

The property provides a ground floor self-contained suite within a semi-detached high quality purpose-built office building, set in landscaped grounds with ample car parking. The property benefits from an entrance foyer leading to a reception to the ground floor office suite, which provides a combination of several partitioned offices and open plan areas and a Board Room.

The property benefits from the following summary specification:

- A combination of partitioned offices and open areas
- Board Room
- WC and shower facilities
- Kitchen facilities
- Dedicated Car Parking

## Location

The property is situated at Cardale Park, approximately 2 miles to the west of Harrogate Town Centre, off the B6162 Otley Road.

Cardale Park is one of Harrogate's most prestigious out-of-town Business Parks with the Greengate Development being one of the most recent high-profile developments in the district.

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 Suite	1,444	134.15	Available
<b>Total</b>	<b>1,444</b>	<b>134.15</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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