

# 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)



(01423) 547313 www.montpellierproperty.com

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

#### Summary

| Available Size | 1,444 sq ft   |  |  |
|----------------|---|--|--|
| Rent           | £24,000 per annum exclusive of business rates and all other outgoings.  |  |  |
| Rates Payable  | £8,863 per annum  |  |  |
| Service Charge | There is a Building and Estate Service Charge applicable to cover<br>the communal estate facilities and costs of £7,500 p.a. Further<br>Details are available on request. |  |  |
| Car Parking    | The property benefits from 7 car parking spaces.  |  |  |
| VAT            | Applicable  |  |  |
| Legal Fees     | Each party to bear their own costs  |  |  |
| EPC Rating     | 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    |
| Total                       | 1,444 | 134.15 |              |

#### 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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