

Offices at Unit 2, Stoneacre, Gimbald Cragg Close, Knaresborough, HG5
8PJ



Self-contained office suite with Dedicated Car Parking at St James Business Park

- First floor office suite in a two storey office/warehouse unit
- Located on St James Business Park
- Communal kitchen and WC facilities, fully carpeted with natural light
- 1 mile from Knaresborough, 4 miles from Harrogate
- £5,000 p.a. with no business rates payable

Office
TO LET

337 sq ft
(31.31 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	337 sq ft
Rent	£5,000 per annum
Rateable Value	£3,550 As the rateable value is below £12,000 we understand the property will be eligible for small business rate relief (no rates payable) subject to an occupier's status. Interested parties are advised to contact their local rating authority North Yorkshire County Council on 01423 500600.
VAT	Applicable
Legal Fees	Any ingoing tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of £250 + VAT.
EPC Rating	C (57)

Description

The subject accommodation comprises a first floor office suite within a two storey terraced 'hybrid' warehouse/office unit. Pedestrian access is provided by an aluminium framed double glazed door leading into a reception area.

The suite benefits from the following summary specification:

- Suspended tiled ceilings with integrated fluorescent CAT II lighting
- Kitchenette, Male/female toilets (communal)
- Fully carpeted, perimeter trunking
- Good natural light.

Location

Stoneacre' is situated at the end of Grimbald Cragg Close within the St James Business Park, which connects with the B6146 Wetherby Road. The property is situated on the prestigious St. James Business Park on the A59 between Harrogate and Knaresborough, providing easy access to the A1 (Junction 47 is within 3 miles to the East), which in turn links through to the regional road network of the M1 and M62 motorways. Knaresborough town centre is located approximately 1 mile to the north, whilst Harrogate town centre is approximately 4 miles to the west.

Accommodation

The accommodation comprises the following areas:

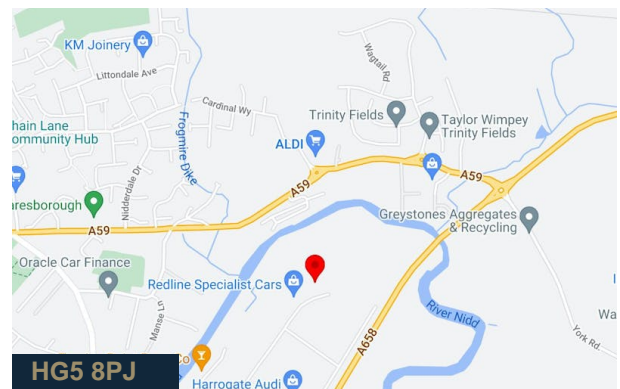
Name	sq ft	sq m	Rent	Availability
1st - Floor Office 3	337	31.31	£5,000 /annum	Let
Total	337	31.31		

Terms

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

Car Parking

The property benefits from a car parking space for the suite and the use of additional visitor car parking.



Viewing & Further Information

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