



2 Greengate, Cardale Park, Harrogate HG3 1GY

TO LET

Modern Office Property

5,973 Sq Ft
(555 Sq M)

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DESCRIPTION

The building comprises a modern two storey office building built approximately 20 years ago. It is of steel framed construction with part-brick and part-curtain wall facing elevations. It has a monopitch roof with a metal clad covering. The building has powder coated aluminium double glazed windows. Internally, the property is air conditioned, with raised floors throughout. There are two 5 person/400kg passenger lifts installed. There are 22 car parking spaces.

- ✓ Air conditioning
- ✓ Raised floors
- ✓ Two 5 person/400kg passenger lifts
- ✓ 22 car parking spaces
- ✓ To be refurbished

LOCATION

The property is located within the Greengate development, forming part of Cardale Park, a large office park positioned approximately 1 mile to the south west of Harrogate town centre. Cardale Park is one of Harrogate's best out of town office locations and occupiers in the vicinity include Lookers Plc, Handelsbanken, Romero Insurance and Harrogate Police Station.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	3,027	281
Ground Floor	2,946	274
Total	5,973	555

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

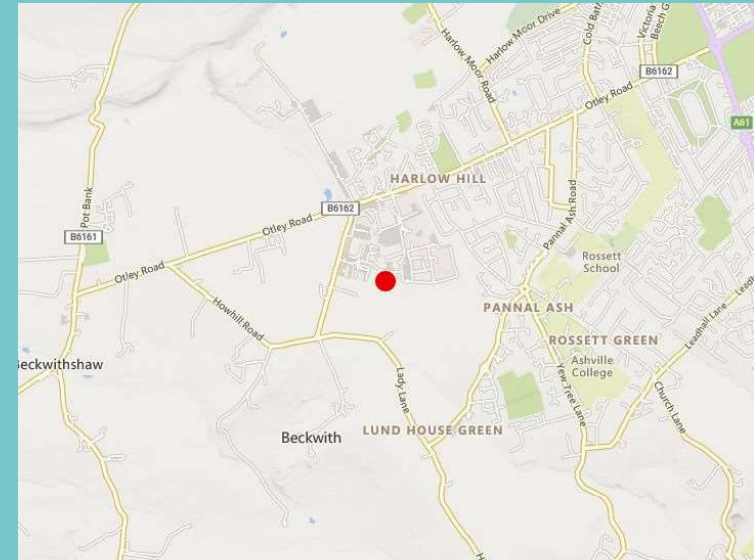
BUSINESS RATES

The property is assessed as having a rateable value of £62,500 in the 2023 Rating List.

TERMS

The property is to let as a whole or in parts on a new effective FRI lease.

EPC The property has an EPC rating of C-54.

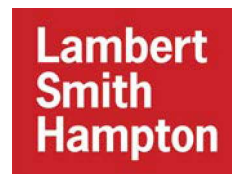


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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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