



CONYNGHAM HALL BUSINESS CENTRE



Conyngham Hall Business Centre offers unique fully serviced office accommodation set within the grounds of a beautifully refurbished Grade II* listed building and 70 acres of stunning parkland next to the River Nidd in Knaresborough.



HERITAGE

The Hall has a rich heritage dating back to Tudor times when it was originally constructed as a private residence for the Coghill family in 1442. At the end of the eighteenth century the Hall was rebuilt by renowned architect John Carr and over decades has been added to many times. Its last private occupier was Sir Harold Mackintosh, the Halifax Toffee Magnate, who vacated in 1942.

In 1995 the hall and stable block were converted and opened as a business centre. Recently the Hall has undergone another major refurbishment scheme. Whilst retaining its many period features it now offers all the amenities expected of modern 21st century serviced office accommodation.



ACCOMMODATION

With its beautiful architecture, surrounding parkland and community feel Conyngham Hall offers an enjoyable place to work.

Recently refurbished offices have a modern décor, new carpets, energy efficient lighting and latest ultra-fast broadband technology, with large sash windows and high ceilings providing excellent natural light and views. There are 23 serviced offices in the Hall and 12 in the converted stables ranging in size from 9 metres² to over 60 metres².



Each office comes with allocated parking, 24/7 access, reception staff during office hours, free meeting room use, electric car charging points and bicycle storage.

The building's high standards extend from its grand architecture to its modern reception areas, meeting rooms and shared facilities so you can invite clients to visit confident in the knowledge you will make a good impression.

Our friendly dedicated staff are also on hand to greet you and your visitors every day and are here to help with anything you need from accepting deliveries to printing.



CONYNGHAM HALL OFFICES





COMMUNAL AND MEETING SPACES

Here at Conyngham Hall, we don't want people to be confined to their own office space. That's why we have created superb kitchen and breakout areas where you can relax, have informal meetings and meet other tenants.

You also have access to our impressive boardroom with its ornate gold leaf plasterwork for meetings and events, an ideal space to impress your visitors.

The large grounds around the Hall offer the perfect place to unwind with woodland, riverside and sculpture walks, adventure trails, tennis courts and 18 hole pitch and putt golf course. Running or cycling to work is also made easier with our on-site shower facilities.



SUPPORTING YOUR BUSINESS NEEDS

Our serviced offices suit all types of businesses from start-ups looking for expertly managed space without commitment, to small businesses which need to scale up quickly as they grow, and large businesses looking for instant short term space for projects and remote workers.

Our team are on hand to provide the best office space solution for you and can help when your business needs change. Some of our offices can be combined to make larger spaces for businesses as they grow. Broadband connection speed and data usage can also be increased when needed.





LOCATION

Conyngham Hall Business Centre is located in the riverside town of Knaresborough, one of North Yorkshire's oldest market towns situated on the A59 four miles east of Harrogate and 15 miles west of York. The A59 links to the A1(M) providing excellent road connections to Leeds and further afield.

Knaresborough train station is just a short walk away and has regular services to Leeds and York making it easy to reach from anywhere in the country. Regular bus services also run locally into Harrogate town centre.

Knaresborough itself boasts a fascinating history, beautiful architecture, an impressive railway viaduct, and a multitude of cafes and shops.



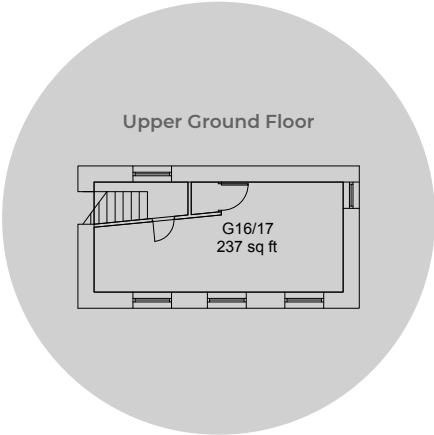
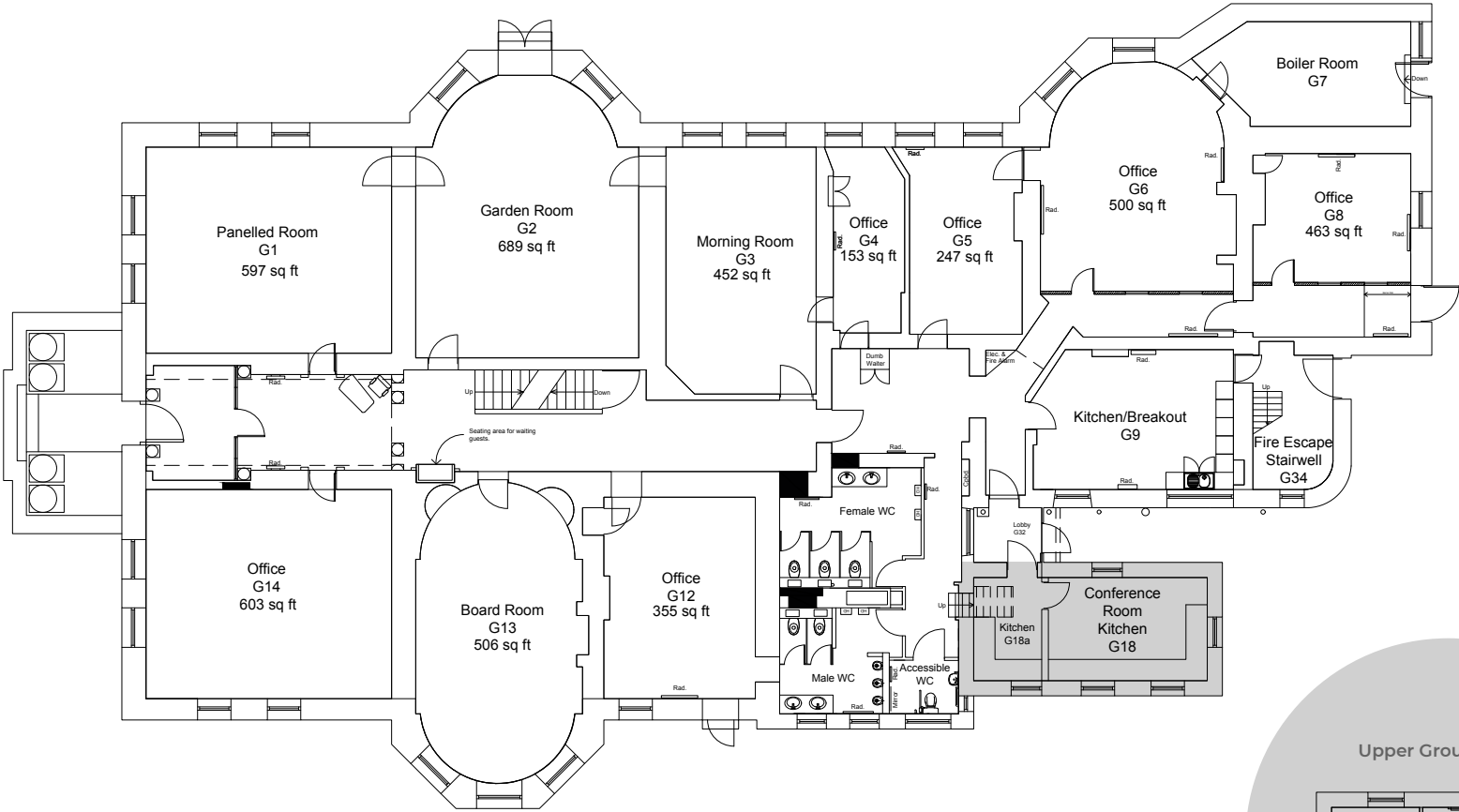
VIEWING

We would be happy to arrange a viewing with you.

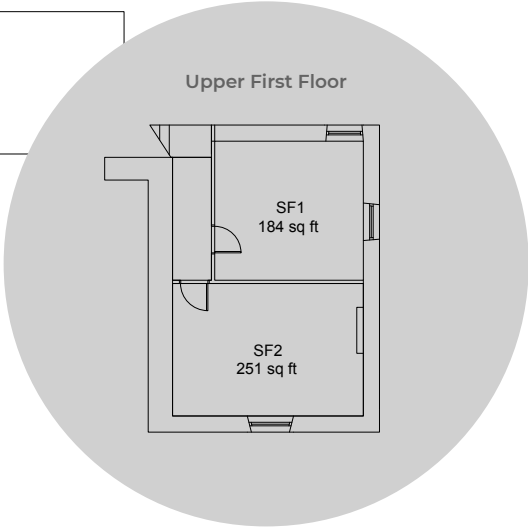
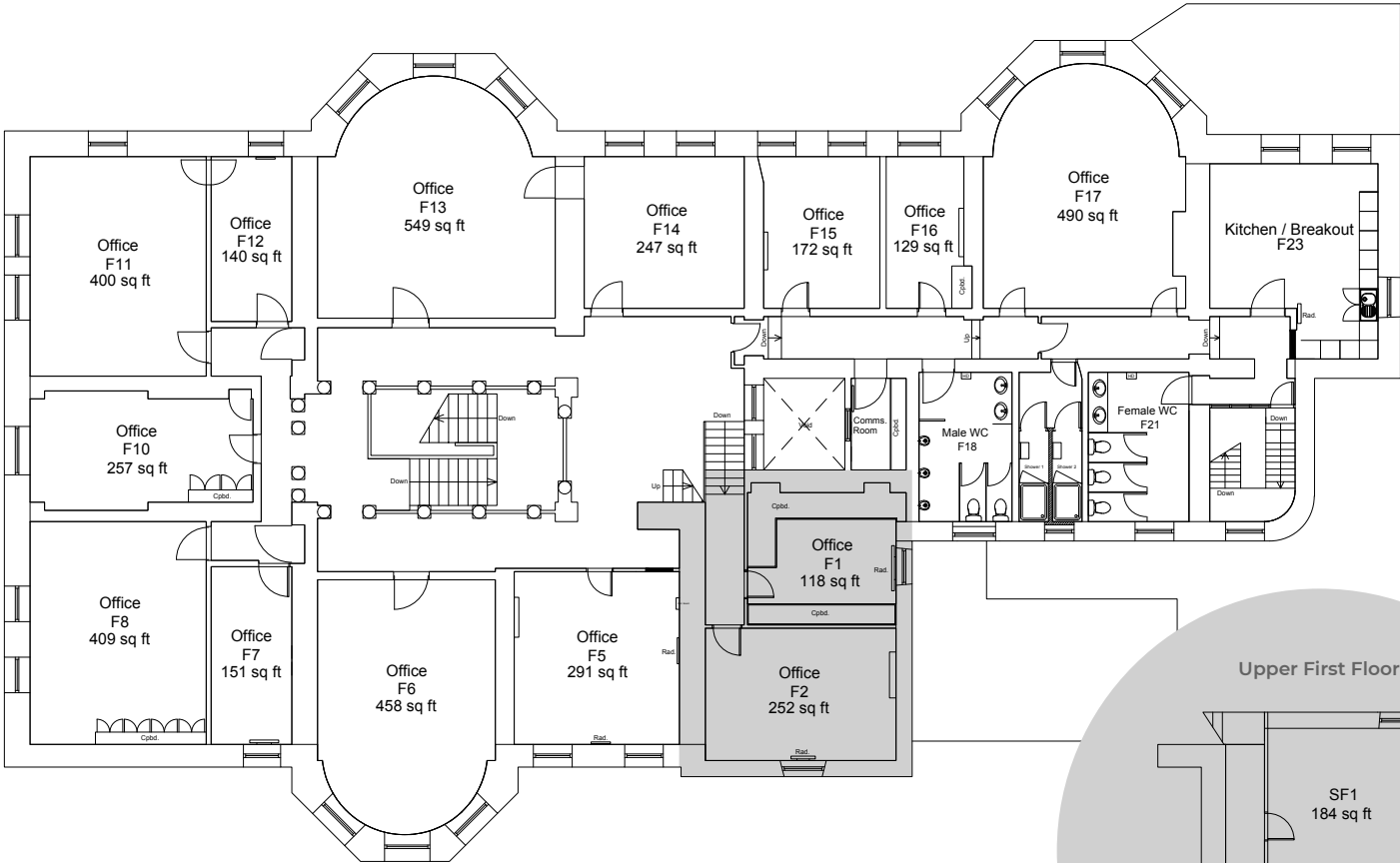
Please contact **01423 799000** or email us at **conyhall@harrogate.gov.uk**

Conyngham Hall Business Centre, Bond End, Knaresborough, HG5 9AY.

CONYNGHAM HALL GROUND AND UPPER GROUND FLOORS



CONYNGHAM HALL FIRST AND UPPER FIRST FLOORS

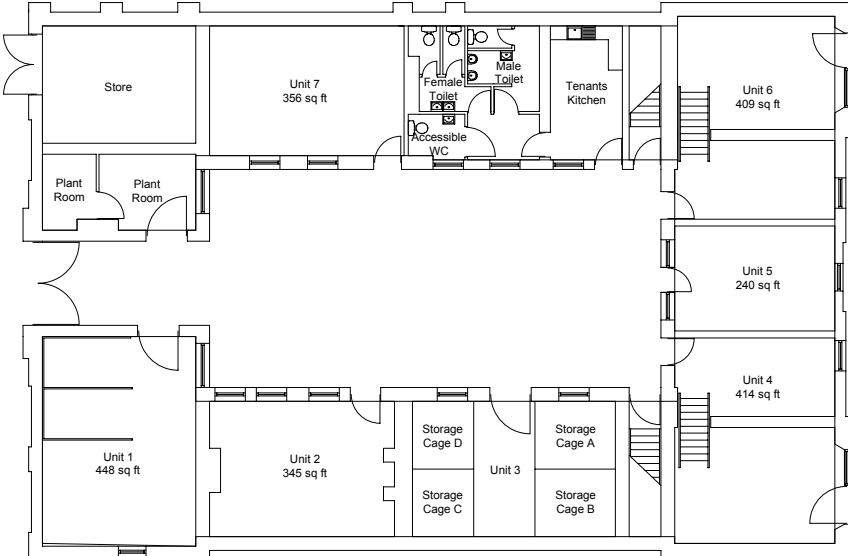


CONYNGHAM HALL INNOVATION CENTRE

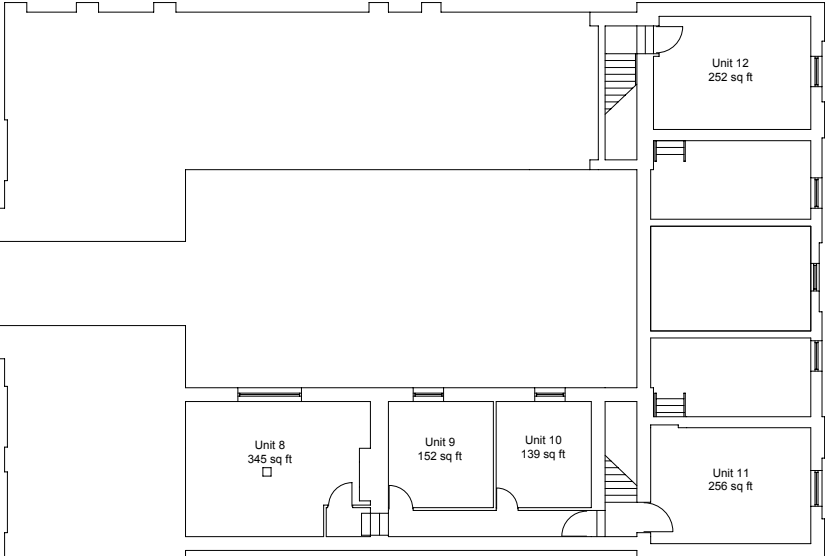


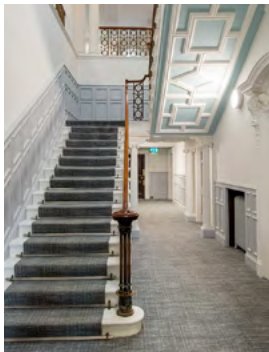
CONYNGHAM HALL INNOVATION CENTRE GROUND AND FIRST FLOORPLANS

Ground Floor



First Floor





TERMS

The serviced offices are available by way of a three year contracted-out lease with a rolling three month break option.

RENT

Rental payments include heating, lighting, power, building insurance and maintenance of communal areas and grounds. Please note: a rental deposit equivalent to three months' rent is required prior to lease

VAT

VAT is applicable on all transactions.

COSTS

The ingoing tenant will contribute towards the landlords' reasonable legal fees and surveyor costs.

PLANNING

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 Class E

A2 - Financial and Professional Services (not medical)

B1(a) - Office other than a use within class A2

BUSINESS RATES

Rateable Value: TBC

Uniform Business Rate for 2020/21: £0.512.

Further enquiries should be directed to www.harrogate.gov.uk/businessrates

DISCLAIMER

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