

**SUPERB OFFICES / LEISURE/SHOWROOM SPACE
ON HARROGATE'S PREMIER BUSINESS PARK**

**The Lenz
Hornbeam Park
Harrogate HG2 8RE**

**ROBBINS
ASSOCIATES**

CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS

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**3,340 ft²
(310 m²)**

TO LET



Raised Access Floor to be carpeted



Hornbeam Park is a modern business park, set within the beautiful spa town of Harrogate

The park offers a rare combination of easy access, high specification office and industrial space, and prides itself on its ability to accommodate all business types from the smaller start-ups and independents, to a wide selection of larger thriving businesses. With a wide variety of on-site leisure facilities including hotel accommodation, fitness centre, restaurants and cafes, combined with an on-site rail link, which gives direct access to Leeds/York and Harrogate, Hornbeam Park is a thriving community for both business and leisure visitors alike. The green surroundings and community feel, offer an inspiring working environment for today's business.

At Hornbeam Park, the pleasure of working in well-designed and efficient buildings is matched by the impressive choice of on-site leisure facilities.

Description

The building comprises a spectacular fully glazed bow fronted three storey office building, constructed over its own secure basement car parking. The ground floor currently houses Albivio's restaurant. The remaining ground floor is suitable for a single large studio/office / retail facility. There is additional facility for ancillary space within the basement area.

There is separate surface level parking for the ground floor uses and the offices tenant's have the exclusive and highly secure underground car parking facility with direct lift access to the office floors.

The entrance lobbies to the front and rear to have full height tinted double glazing. A 13 person lift serves each floor.

The demised areas are accessed by separate entry control systems both inside and outside the building and from the car park, to ensure security from other users of the ground floor facilities.

The property incorporates:-

- ✚ Aluminium framed double glazed windows
- ✚ Tinted solar reflective glazing
- ✚ Gas fired warm air blower
- ✚ 100% raised access floors
- ✚ Fitted carpets to raised access floor
- ✚ LED pendant fittings throughout
- ✚ PIR controlled lighting to common areas.
- ✚ Feature hardwood and glazed entrance doors
- ✚ Male and female WC/ disabled WC and Showers
- ✚ 4 car spaces per 1000 sq.ft.
- ✚ 13 person lift
- ✚ Full disabled access
- ✚ Rear loading door
- ✚ Secured by design, keypad controlled access to car park, building and suite.

Accommodation

Ground floor office/studio
Car Spaces

Net lettable Areas

3,350 sq.ft. (310 m²)
13 car spaces.

Lease Terms

A minimum term of 5 years on full repairing and insuring terms. The tenant is responsible for the internal repairs and decoration and via service charge for the exterior, common parts and landlord's insurance cost. Available from 1st April 2021

Rent, Service Charge & Insurance

Rent upon application. There will be a service charge to cover the external & common area maintenance, security, lighting and other landlord's services. The current budget for 2020/2021 is £0.71 per square foot. The current year's insurance premium is **£848.09**

Uniform Business Rates

The tenant to pay rates direct to the Local Authority. The current rateable value is assessed as £30,250. Rates payable are £15,609.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT, unless expressly stated.. You are advised to consult your accountants for further information.

Energy Performance Certificate

The Energy Performance Asset Rating is Band C (??). A full copy of the EPC is available for inspection if required.

Costs

Each Party will be responsible for their own legal and other costs incurred in this transaction.

Viewing

CONTACT ROBBINS ASSOCIATES

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VIEWING

For further information
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