

**NO 7 HORNBEAM SQUARE SOUTH
HARROGATE HG2 8NB**
800 sq.ft. (74.32 m² GIA)
Plus 3 car spaces



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 yet affordable 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 property forms part of a Georgian style courtyard of office buildings around a central garden seating area with fountain. The building is of traditional cavity wall construction with ashlar stone effect render to ground floor and feature brickwork with artstone bands and sills above. The pitched timber roof is clad with interlocking concrete tiles. The timber windows are double glazed, with blinds. The property has air source heating and cooling conditioning, plastered ceilings with fluorescent lighting and intruder alarm.

The ground floor incorporates a private office and a large open plan area, whilst the first floor is totally open plan.

There is a toilet on each floor and a kitchenette area on the ground floor.

**SELF
CONTAINED
OFFICE
FREEHOLD**

FOR SALE

**800 SQ.FT.
(74.32M²)
GIA**

**676 SQ.FT
(62.81M²)
NIA**

IMPORTANT NOTICE

ROBBINS ASSOCIATES, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and **ROBBINS ASSOCIATES** have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Floor Areas	Gross lettable Area		Net Lettable Area	
Ground floor	400 sq ft	(37.16 m ²)	312 sq.ft.	(29.03 m ²)
Extra toilet and kitchen			46 sq.ft.	(4.30 m ²)
First floor	<u>400</u> sq ft	<u>(37.16 m²)</u>	<u>318 sq.ft.</u>	<u>(29.52 m²)</u>
Standard toilet			(23 sq.ft)	(2.12 m ²)
TOTAL	800 sq.ft	(74.32 m²)	676 sq.ft.	(62.81m²)

Car Parking 3 spaces

Terms

The premises are available for sale with vacant possession. The building is freehold and the car spaces are held on a long lease at a peppercorn The existing desks are available by separate arrangement or will be removed if not required.

Price

Upon Application

Service charge

Current year’s service charge is £167.27 +VAT per quarter.

Business Rates

We are advised by the Valuation Office that the property is assessed for rating purposes as follows:-

Rateable Value £6,800

Interested parties should verify the actual rates payable with the Local Rating Authority, Harrogate Borough Council.

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. We are advised that the property has been elected for VAT.

Energy Performance Certificate

The Energy Performance Asset Rating is Band D (92). 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.

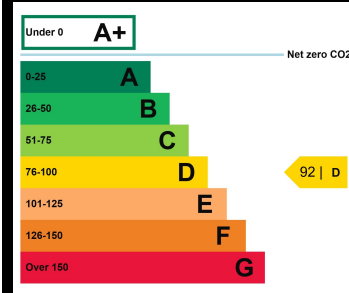
Viewing

CONTACT ROBBINS ASSOCIATES

01423-505501

07595-279096

info@robbinsassociates.net



VIEWING

For further information please contact:-

Chris Robbins
01423-505501
07595-279096

info@robbinsassociates.net



Ground floor



First Floor

Photographs taken before the walls were painted in cream emulsion finish.

IMPORTANT NOTICE
ROBBINS ASSOCIATES, their clients and any joint agents give notice that:
 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and **ROBBINS ASSOCIATES** have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.