

**A SERIES OF 5 NEWLY REFURBISHED TRADE COUNTER UNITS  
RANGING FROM 5,344 SQ.FT TO 5,758 SQ.FT EACH.**

**2a –2e HOOKSTONE PARK  
HARROGATE HG2 7DB**



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**5 UNITS  
BETWEEN**

**5,243 & 5,758ft<sup>2</sup>  
EACH**

**(487 - 536 m<sup>2</sup>)**

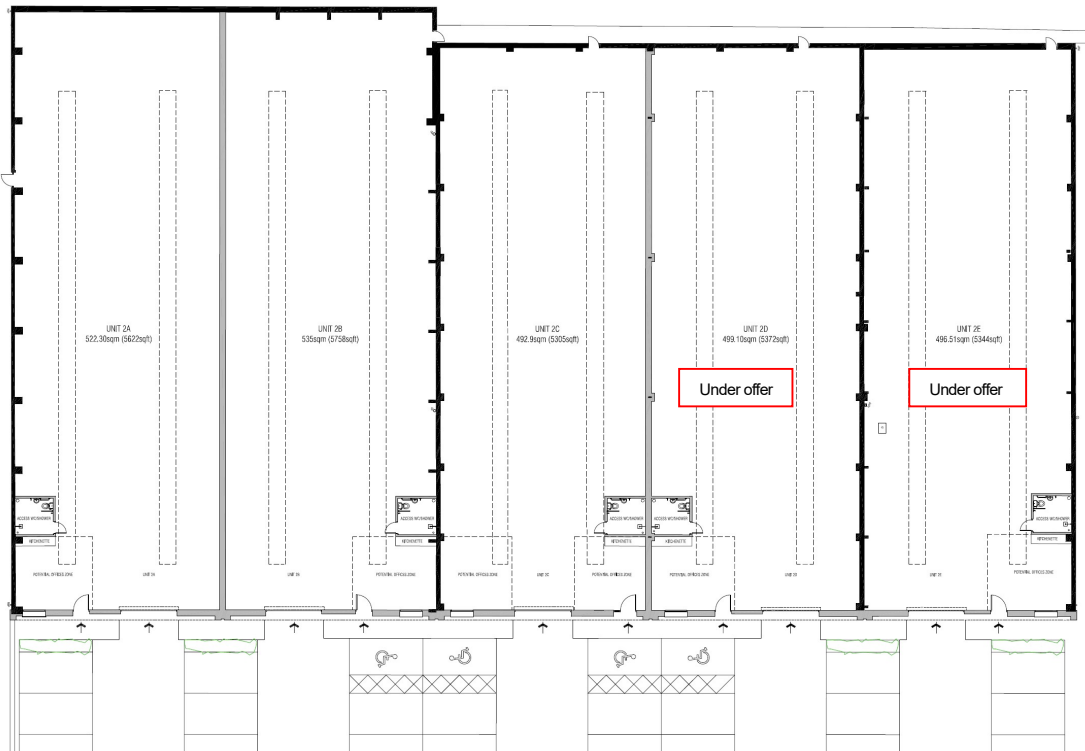
**TO LET**

*Hookstone Park is an established & popular industrial location in Starbeck, Harrogate*








**Location:**

Approximately 2 miles east of the town centre. Access into the town centre is via Hookstone Chase and the A661, which links Harrogate with Wetherby and Junction 46 of the A1(M) approximately 8 miles to the south east. Junction 47 of the A1(M) is also accessible circa 5.5 miles to the east via Forest Moor Road and the A59.

Surrounding occupiers include Bettys & Taylors of Harrogate Ltd, Platinum HPL, Holberry Signs, Oldridge Windows and Crown Decorating Centre the adjacent retail park is home to Wm. Morrison, Homebase, PC World/Currys and Wren Kitchens.



Unit 2a - 2e Hookstone Park is a detached single storey industrial unit, which is currently being sub-divided and completely refurbished with to the following specification:-

-  New brick frontages with insulated cavity walls to remaining elevations
-  New Trisomet insulated composite roofs panels with 135mm insulation
-  Front entrance powder coated windows and doors with internal security grills
-  Insulated sectional up and over loading doors
-  New internal toilet and shower with tea point
-  LED lighting throughout and new efficient gas fired heating.
-  New utilities to each unit.

**Accommodation**

Net lettable Areas

Unit 2A	515.5 sq m	5,549 sq ft
Unit 2B	535.8 sq m	5,758 sq ft
Unit 2C	497.4 sq m	5,354 sq ft
Unit 2D	497.1 sq m	5,351 sq ft
Unit 2E	<u>487.1 sq m</u>	<u>5,243 sq ft</u>
Total	2,505.9 sq m	27,255 sq.ft.

Front parking area with 50 car spaces with a separate loading bay for each unit.

**Lease Terms**

A minimum term of 10 years on full repairing and insuring terms. Available from March 2022

**Rent, Service Charge & Insurance**

**Rent upon application.** There will be a service charge to cover the external common area maintenance, security, lighting. The buildings insurance premium will also be charged.

**Uniform Business Rates**

The tenant to pay rates direct to the Local Authority. A new rating assessment will be made upon completion..

**VAT**

All references to rent are deemed to be exclusive of VAT, unless expressly stated.

**Energy Performance Certificate**

The new buildings will be considerably improved and a new EPC will be obtained on completion of the works.

**Costs**

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

**Money Laundering**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

**Viewing**

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**VIEWING**

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