

**SUITE 11,
ONE SCEPTRE HOUSE
HORNBEAM SQUARE NORTH
HARROGATE HG2 8PB**
1,733 sq.ft. (161 m²)
Plus 4 car spaces



**Newly
Refurbished
offices**

**1,733
SQ.FT.
(161 M²)**

TO LET

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

Sceptre House, built in 1990 has gas-fired central heating, suspended ceilings and underfloor trunking for cable management with WC facilities on each floor. Suite No 11 is currently an L shaped open plan area plus a large meeting room and kitchen area. The premises have been fully refurbished with new suspended ceiling with laid in LED light panels, new carpets and fully redecorated. This is an excellent bright, light suite of offices

Floor Areas

Part second floor	1,733 sq.ft.	161 m ²
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Main frontage



Kitchen

Terms

The premises are available to let on a new 5 FR & 1 year lease or longer term to be agreed, subject to 5 year rent reviews.

Rent

£26,000 pa exclusive of rates and service charge. No VAT is charged in this building.

Service charge

£4.00 psf

Business Rates

We are advised by the Valuation Office that the property is assessed for rating purposes as at 2017 as follows:-

Rateable Value (2017)	Requires amendment to reflect current floor area
Second Floor total	Est. £18,500

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. VAT is not charged on the rent.

Energy Performance Certificate

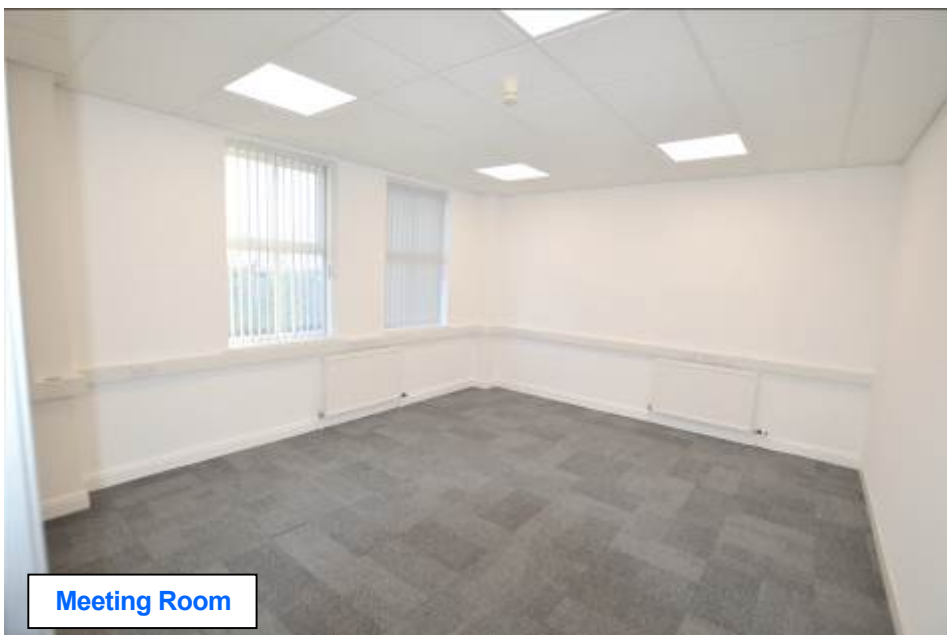
The Energy Performance Asset Rating is Band C (56). A full copy of the EPC is available for inspection if required.

Costs

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

Viewing

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VIEWING

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