

**Sceptre House
Hornbeam Park
Harrogate
HG2 8PB**

**ROBBINS
ASSOCIATES**

CHARTERED SURVEYORS &
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LOCATION

The property is located on Hornbeam Park half a mile to the south of the town centre, off Hookstone Road with easy access to the A61, Leeds Road, A661 Wetherby Road and the A1(M) via the southern by pass. Hornbeam Park is a thriving and expanding business and educational campus adjacent greenbelt countryside with mature landscaping and good road and rail communications. The Hornbeam Park rail halt is on the Leeds/Harrogate/York line providing fast access to these cities and links to London and Edinburgh via the main east coast line.

Existing occupiers include the Harrogate College/Leeds Metropolitan University, Hein Gericke, Homeowners Friendly Society, wbs Chartered Accountants, Process Combustion, Cartridge World, Proctor & Gamble and an increasing number of professional and technical companies.

FACILITIES

On site facilities include the Cannon's Health Centre, Kindercare creche & nursery, Brewer's Fayre pub & restaurant, and Travel Inn hotel. There is a small café serving hot meals, drinks and sandwiches.

**SECOND FLOOR
OFFICES**

2,149 FT²

(199.6M²)

TO LET

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. The second floor is divided to form a meeting room, two large open plan areas and a kitchen.

There is the use of a ground floor meeting room.

ACCOMMODATION

Net lettable Areas

Second floor	2149 ft ²	(199.6m ²)
Car spaces	8	

(An additional ground floor room of 191 sq.ft. is also available, if required.)

The upper floor may be let in smaller parts if required from 1000 sq.ft.

LEASE TERMS

A minimum term of 3 years on full repairing and insuring terms. The tenant is responsible for the internal repairs and decoration and via service charge for the common parts and landlord's insurance cost.

RENT

Second floor £21,500 p.a. excl (inclusive of 8 car spaces.)

Additional car spaces available at £400 per annum each.

SERVICE CHARGE

There is a service charge to cover common parts maintenance and heating. The second floor is separately metered for electricity. The estimate for the second floor is currently £6000 p.a.

UNIFORM BUSINESS RATES

The tenant to pay rates direct to the Local Authority.

Second Floor:- Rateable Value £14,750

Rates payable @ 0.437p for 2002/3 = £6,445.75.

LEGAL COSTS

The tenant to be responsible for the landlord's reasonable legal costs.

VAT

Value Added Tax is applicable to this transaction. You are advised to consult your accountants for further information.

VIEWING

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Ref: CPR 09/01/03