

**Fourth Avenue
Hornbeam Park
Harrogate
HG2 8QU**

**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. There are frequent bus services around the site with links to the town centre.

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.

**FIRST FLOOR
OFFICES**
Up to **1,192 sq. ft²**
(110.74m²)

6 car spaces

TO LET

DESCRIPTION

The premises comprise the whole of the first floor of an office block adjoining existing industrial space. The building is of brick construction with a pitched metal clad roof and double glazed aluminium windows.

There is a door entry system and the property has suspended ceiling tiles with flush fluorescent lighting and gas fired central heating. The accommodation is arranged as 4 separate offices accessed off a corridor, but two partition walls could be removed to create 3 separate rooms. The suite is self-contained with one W.C. and kitchenette. The property is alarmed.

There is parking for 6 cars to the front of the building.

ACCOMMODATION

The property can be let in parts:-

<i>Net lettable</i>	<i>Sq.ft.</i>	<i>sq.m.</i>
Room 1	186	17.28
Room 2	186	17.28
Room 3	220	20.44
Room 4	200	18.58
Room 5	<u>400</u>	<u>37.16</u>
Total	1192	110.74

Car Spaces 6

LEASE TERMS

A short term lease is available, up to 3 years outside the security provisions of the Landlord & Tenant Act 1954. The tenant is responsible for the internal repairs and decoration and via service charge for the common parts and landlord's insurance cost.

RENT

£9,900 per annum, payable quarterly in advance plus VAT.

SERVICE CHARGE

There is a service charge to cover heating lighting and power to the premises, external maintenance, repairs and buildings insurance.

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.

UNIFORM BUSINESS RATES

Unless separately assessed, the tenant is to pay a fair proportion of the business rates to the landlord.

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

For further information please contact:-

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