

**Ground Floor Office
The Tower
Hornbeam Park
Harrogate
HG2 8QT**

**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.

**SMALL SELF-CONTAINED
OFFICE AVAILABLE ON
SHORT TERM FULLY
INCLUSIVE LICENCE IN
REFURBISHED OFFICE
BUILDING**

Includes rent, rates, service charge, power, lighting, use of kitchen, car parking

400 ft² (37.16 m²)

TO LET

DESCRIPTION

The Tower has been fully refurbished and provides high quality office space with the following features:-

- ❑ Gas fired central heating
- ❑ Perimeter sockets to cater for telephone, power and computer.
- ❑ Shared Male and female/disabled WCs
- ❑ Fitted carpet to all areas
- ❑ Category 2 lighting to office areas
- ❑ On site car parking
- ❑ Costs inclusive of power and lighting

ACCOMMODATION

Net lettable Areas

The Tower Ground floor 400 ft² (37.16m²)

LICENCE

The licence will be on an **all inclusive** basis to include rent, rates, service charge, power & light for a term of up to 1 year with the licence fee paid monthly by standing order.

The licence fee is inclusive of all occupational costs including, rent, rates, service charge, costs of electricity and lighting, use of kitchen and toilets.

Alternatively a new longer term lease could be available.

LICENCE FEE

A monthly fee of £600 plus VAT per month to be paid by standing order.

UNIFORM BUSINESS RATES

The rates are included within the licence fee.

LEGAL COSTS

No legal fees. A short form licence is proposed.

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