

**The Hamlet  
Hornbeam Park  
Harrogate  
HG2 8RE  
(part first floor)**

**ROBBINS  
ASSOCIATES**

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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.

**1783 ft<sup>2</sup>  
(165.6 m<sup>2</sup>)  
LAST  
REMAINING  
SUITE  
TO LET**

## DESCRIPTION

The building comprises a four storey building, steel framed with a raised seam radius profile roof and brickwork walls with tinted double glazing and aluminium powder coated windows and glazed double entrance doors to the front and rear.

Internally, each floor has WC facilities and PIR autosense lighting to all common areas. Full access floors are provided to all open plan office areas with Category II lighting. The building has Mitsubishi City multi heat recovery air conditioning combined with recovery ventilation for enhanced air quality. The entrance lobbies to the front and rear to have two storey height tinted double glazing. A 13 person lift serves each floor.

- ❑ Aluminium framed double glazed windows
- ❑ Tinted solar reflective glazing
- ❑ Mitsubishi City Air-conditioning
- ❑ 100% raised access floor
- ❑ Fitted carpet to all areas
- ❑ Category 2 lighting to office areas
- ❑ Feature Hardwood and glazed entrance doors
- ❑ Male and female/disabled WC. Shower
- ❑ 7 car spaces
- ❑ 13 person lift
- ❑ Full disabled access

## ACCOMMODATION

### Net lettable Areas

Part First Floor	1783ft <sup>2</sup>	165.6m <sup>2</sup>
Car Spaces	7	

## 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

£24,000 per annum exclusive.

Additional car spaces are available on site at £400 per annum each.

## SERVICE CHARGE

There will be a service charge to cover the external & common area maintenance, security, lighting and other landlord's services. It is estimated that the current year's charge will be £1,525.

## UNIFORM BUSINESS RATES

The tenant to pay rates direct to the Local Authority.

We estimate that the rates payable will be in the region of £6,800 p.a.

## 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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### IMPORTANT NOTICE

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Ref: CPR 09/01/03