



Unit 101 Hammerain House, Hookstone Avenue, Harrogate HG2 8ER

TO LET

Warehouse/Workshop Premises

**2,249 Sq Ft
(209 Sq M)**

DESCRIPTION

The premises have previously been used for light manufacturing and are suitable for a range of light industrial and warehousing uses. The internal working height is 3.34m. The unit benefits from access via a roller shutter door and also provides office accommodation of 212 sqft (19.71 sqm). The premises have fluorescent strip lighting and electric heaters. Car parking is provided for staff and visitors.

- ✓ Located off Leeds Road (A161) and Hookstone Road
- ✓ 2.7 metre high roller shutter door
- ✓ Office accommodation of 212 sq ft (19.71 sq m)
- ✓ Male and Female toilets

LOCATION

Hammerain House is an established business complex with occupiers including a number of manufacturers and office users.

It is located off Leeds Road (the A61) and Hookstone Road, close to their intersection at Nidd Vale Corner, approximately one mile south of Harrogate Town Centre and within walking distance of Hornbeam Park Rail Halt.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	2,249	209

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

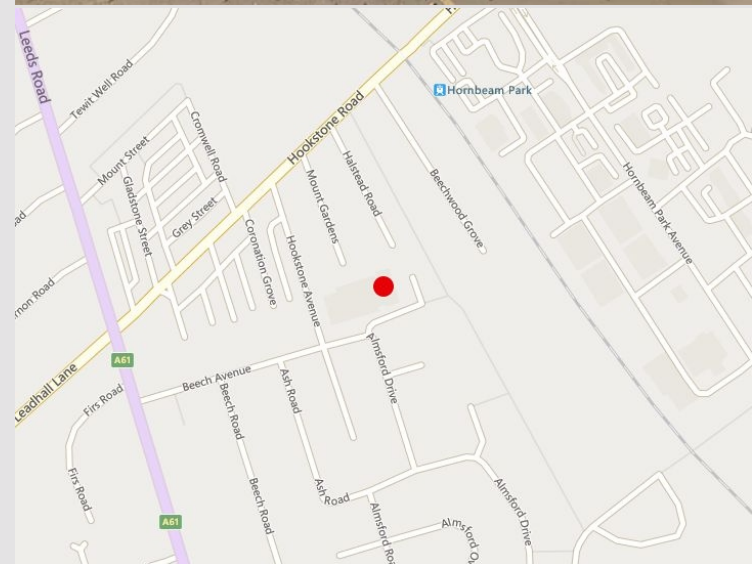
BUSINESS RATES

Rateable Value : £9,200 (2017 List), £9,600 from 1st April 2023

TERMS

The premises are to let on a new lease which is to be made on internal repairing and insuring terms.

EPC The property has an EPC rating of E (111).



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Regulated by RICS 20-Feb-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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