

A three-story brick building with a prominent curved glass entrance. The building is surrounded by a brick and metal fence, with trees and a blue sky in the background.

# FOR SALE / TO LET

HIGH QUALITY SELF-CONTAINED  
OFFICE ACCOMMODATION  
WITH 52 SECURE  
CAR PARKING SPACES

**14,162 SQ FT**  
(1,316 SQ M)

CARDALE COURT,  
BECKWITH HEAD ROAD,  
HARROGATE, HG3 1RY

# CARDALE HOUSE



# DESCRIPTION

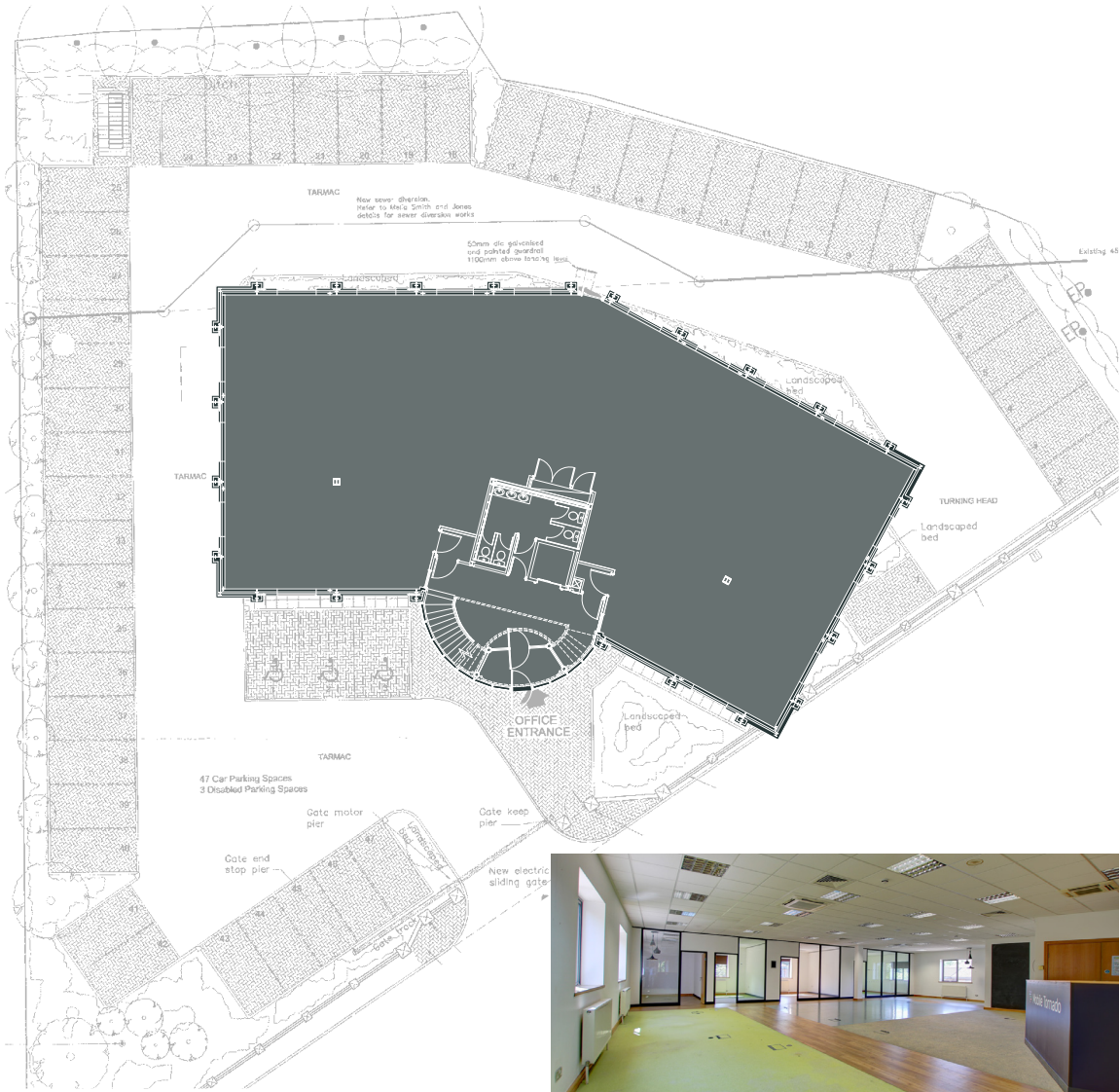
Cardale House comprises a purpose-built office building arranged over three floors with a full-height entrance reception atrium. The building was constructed in 2001 to a very high standard and benefits from the following.

- Double-height feature reception
- Passenger lift access to all floors
- Virtually column-free floors with demountable retrofitted partitions allowing each floor to be returned to an open-plan layout
- Full access raised floors with a floor box distribution of approximately 1:10 sq. m
- Suspended ceilings
- Comfort cooling installed to the atrium and all floors
- Aluminium-framed double-glazed windows, external doors and atrium curtain walling
- Removable kitchenette on each floor level
- Each floor is separately serviced in terms of electrical, heating and AC services
- 52 onsite car parking spaces within a secure car park with electric gates
- Bicycle storage to the rear of the property
- Enhanced Incoming Electricity Supply to 175Kva 3 Phase

# ACCOMMODATION

The available accommodation has been measured to have the following net internal floor areas:

Accommodation	Sq M	Sq Ft
Ground Floor	430.50	4,634
First Floor	430.50	4,634
Second Floor	454.65	4,894
Total	1,315.65	14,162



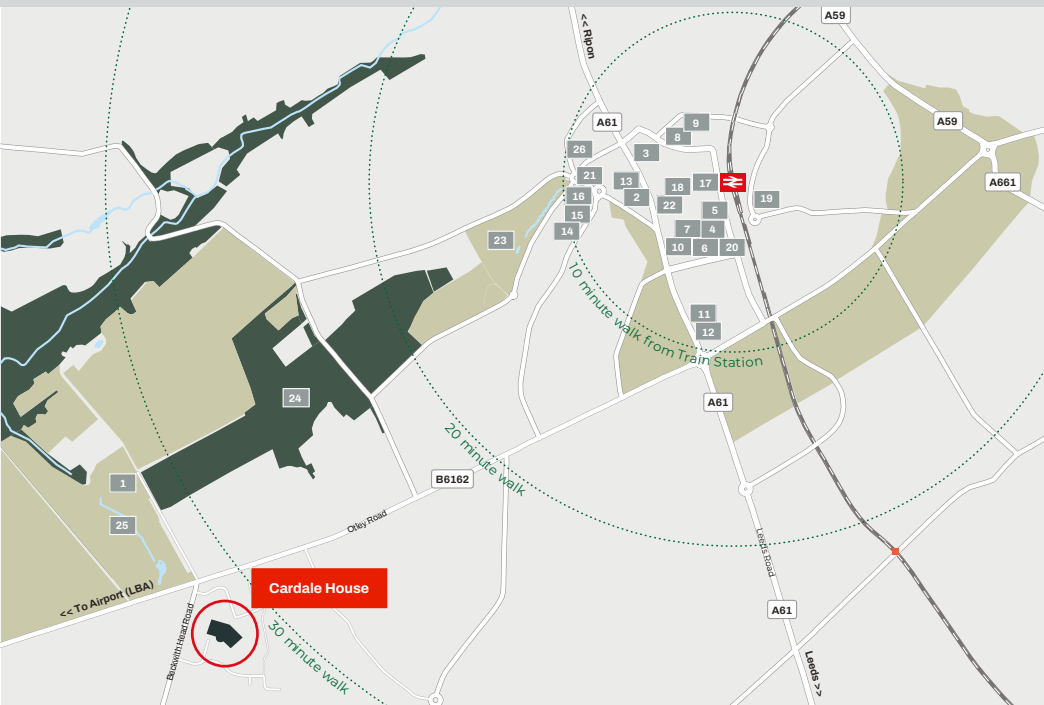


# LOCATION

The property is situated on an elevated position within its own site, located on the well-established business area of Cardale Park, approximately 2 miles south-west of Harrogate town centre. The site can be accessed through an electrically operated sliding security gate and a personnel security gate.

Harrogate is located 17 miles north of Leeds, 20 miles west of York and 8 miles west of Wetherby. It has close connections to the M1, A1M and M62. Harrogate benefits from excellent access to the main national railway network, and Leeds Bradford Airport is 15 miles to the southwest, which is approximately 20-minutes by car.

- |                                     |                                    |                           |
|-------------------------------------|------------------------------------|---------------------------|
| 1 Bettys Café Tea Rooms, RHS        | 10 Hotel Du Vin & Bistro           | 19 The Odeon Cinema       |
| 2 Bettys Café Tea Rooms, Tea Centre | 11 West Park Hotel                 | 20 The Everyman Cinema    |
| 3 Gino D'Acampo My Restaurant       | 12 Weeton's Food Hall              | 21 The Pump Rooms         |
| 4 Côte Brasserie                    | 13 The Ivy Restaurant              | 22 The Cenotaph           |
| 5 Mama Doreen's                     | 14 Prologue Bike Shop and Cafe     | 23 The Valley Gardens     |
| 6 Pizza Express                     | 15 William and Victoria Restaurant | 24 Pinewoods              |
| 7 Sasso Italian Restaurant          | 16 Hoxton North                    | 25 RHS Garden Harlow Carr |
| 8 Gianni's Brio Restaurant          | 17 Caffè Nero, Beulah Street       | 26 The Mercer Art Gallery |
| 9 Stuzzi Bar & Restaurant           | 18 Caffè Nero, Cambridge Crescent  |                           |





## TERMS

The property is available on a freehold or leasehold basis.

Price is available on application.

## TENURE

The property is held on a freehold basis under title no. NYK125619

## EPC

The property's EPC rating is C (64). A full copy of the certificate is available upon request.

## PLANNING

The property is understood to benefit from Class E planning consent, under the Use Classes Order 1987 as amended September 2020, effective from 1st September 2020. Alternative use may be considered, subject to appropriate planning consent.

## RATES

The premises are currently assessed as offices and premises with a rateable value of £143,000 per annum. We advise all interested parties to make their own enquiries with the local rating authority.

## VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

## LEGAL COSTS

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

## AML

In accordance with Anti Money Laundering Regulations the purchaser will be required to satisfy and comply with the relevant checks prior to exchange of contracts.

Disclaimer & AML - Fox Lloyd Jones, as agents for the vendor of this property, gives notice that: (i) These particulars are set out as a general outline for guidance only, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness; (iii) No person acting on behalf of Fox Lloyd Jones has any authority to make or give any representation or warranty whatsoever in relation to this property. Fox Lloyd Jones accepts no responsibility for any statement made in these particulars; (iv) Any areas, measurements or distances given are approximate. Unless otherwise stated, all purchase prices, any rents or outgoings are correct at the date of publication, and unless otherwise stated, are quoted exclusive of VAT; (v) Images may be computer-generated. Photographs show certain parts of this property as they appeared at the time they were taken; and (vi) Any descriptions given of this property cannot be taken to imply this property is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Intending purchasers or lessees are advised to carry out their own investigations. In order to discharge their legal obligations, including under applicable anti-money laundering regulations, Fox Lloyd Jones will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.  
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## CONTACT

For further information, or to arrange a viewing, please contact the sole agents -

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