



To Let

Refurbished Second Floor Offices

- Air conditioning
- Raised access floors
- Suspended ceilings
- Double glazing
- Passenger lift
- Split options available from 3,882 sq ft

Hexagon House

Grimbald Crag Close, St James Business Park,
Knaresborough, HG5 8PJ

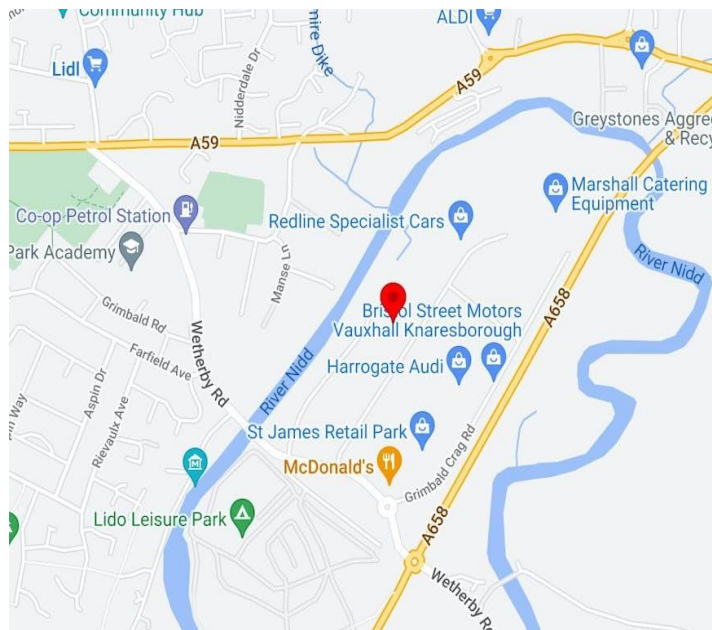
7,469 sq ft

693.89 sq m

Reference: #139940

Hexagon House

Grimbald Crag Close, St James Business Park, Knaresborough, HG5 8PJ



Summary

Available Size	7,469 sq ft / 693.89 sq m
Rent	£15 per sq ft
Car Parking	35 surface level car parking spaces allocated to the second floor. An excellent car parking ratio of 1:205 sq ft.
EPC	B (43)

Description

The property is a three storey brick built detached building, with elevations which incorporate a good level of glazing. The building is well appointed and situated within St James Business Park.

Hexagon House comprises a number of surface car parking spaces, positioned to the front and rear of the property, with approximately 35 allocated to the second floor space.

Internally the property is generally open plan. The specification is as follows-

- Kitchenette
- Raised access floors
- LG7 lighting
- Mitsubishi comfort cooling
- 8-person passenger lift
- Male and female WCs on each floor

Location

Hexagon House is situated in Knaresborough, within St James Business Park.

The property is located 5 miles east of Harrogate and 4 miles west of Junction 47 of the A1(M).

St James Business Park provides a commercial hub which serves Harrogate, Knaresborough and the surrounding areas.

There are a number of office occupiers within the business park, such as Prosperis, TSG Consulting and Pelsis. St James Business Park is a popular office location due to its accessibility and on-site amenities. The Business Park is adjacent to St James Retail Park, which contains a Next, Boots and TK Maxx amongst other retail and leisure facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	7,469	693.89	Available
Total	7,469	693.89	

Sam Jamieson

07385411183

sam.jamieson@jll.com

Emma Scutt

07704 672838

emma.scutt@jll.com