



Units 5B & 5C, Hammerain House, Birchwood Mews, Harrogate HG2 8DN

TO LET

Office Accommodation

**1,656 Sq Ft
(154 Sq M)**

Units 5B & 5C, Hammerain House, Birchwood Mews, Harrogate HG2 8DN

DESCRIPTION

A self-contained two-storey brick built office building with a concrete covered ground floor and suspended timber first floor. Male and female toilets are provided.

- ✓ Located off Leeds Road (A61) and Hookstone Road
- ✓ Self-contained two-storey building
- ✓ The premises are connected for main supplies
- ✓ Male and Female toilets
- ✓ Gas fired central heating
- ✓ On street parking

LOCATION

Hammerain House is located off Leeds Road (A61) and Hookstone Road, close to their intersection at the Marks & Spencer food store, approximately one mile south of Harrogate town centre. Public transport links are available from a number of bus services in the area, and from the Hornbeam Park Rail Halt, some ¼ mile from the subject property.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	938	87
Ground Floor	718	67
Total	1,656	154

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

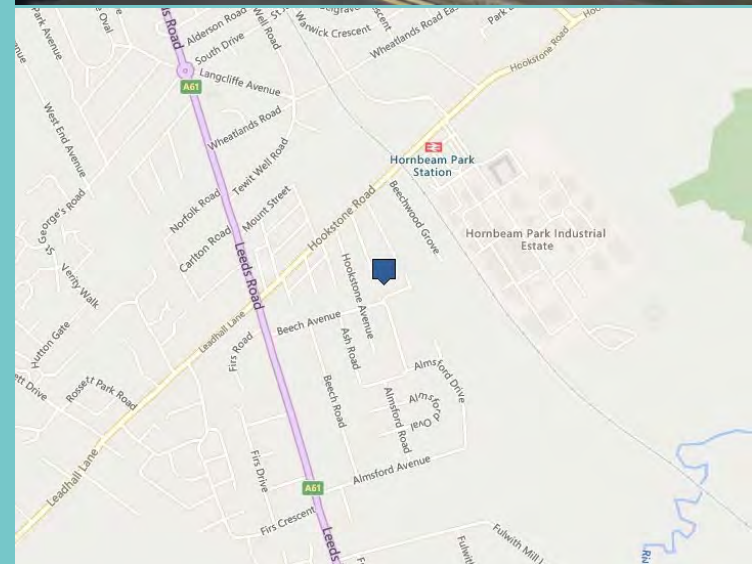
According to the Valuation Office Agency website the property has a Rateable Value of £16,500 (2017 List).

TERMS

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

EPC

The premises have an EPC rating of E(103).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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