

8 GROVE PARK COURT

HARROGATE, HG1 4DP



Sanderson
Weatherall

For Sale - Detached office building

FOR SALE

4,319 sq ft
Offers in the region of £575,000



DESCRIPTION

The property comprises a detached, self contained, two storey purpose built office building. Unit 8 is constructed of brick elevations and is surmounted beneath a pitched slate roof.

The property benefits from the following specification:

- Timber framed windows with a combination of single & double glazing
- Double height atrium style lobby area
- Predominantly open plan office space with integrated meeting rooms
- Fibre tiled suspended ceiling with a combination of Cat II & LED Lighting
- Non slip flooring on the ground floor, carpeting to the first floor
- Air conditioning & gas fired central heating system
- Kitchen / break out space on the ground floor
- Security shutters
- Combination of perimeter power supply and under floor trunking
- WC's in the stair core on both ground and first floor
- x20 dedicated car parking spaces

KEY FEATURES

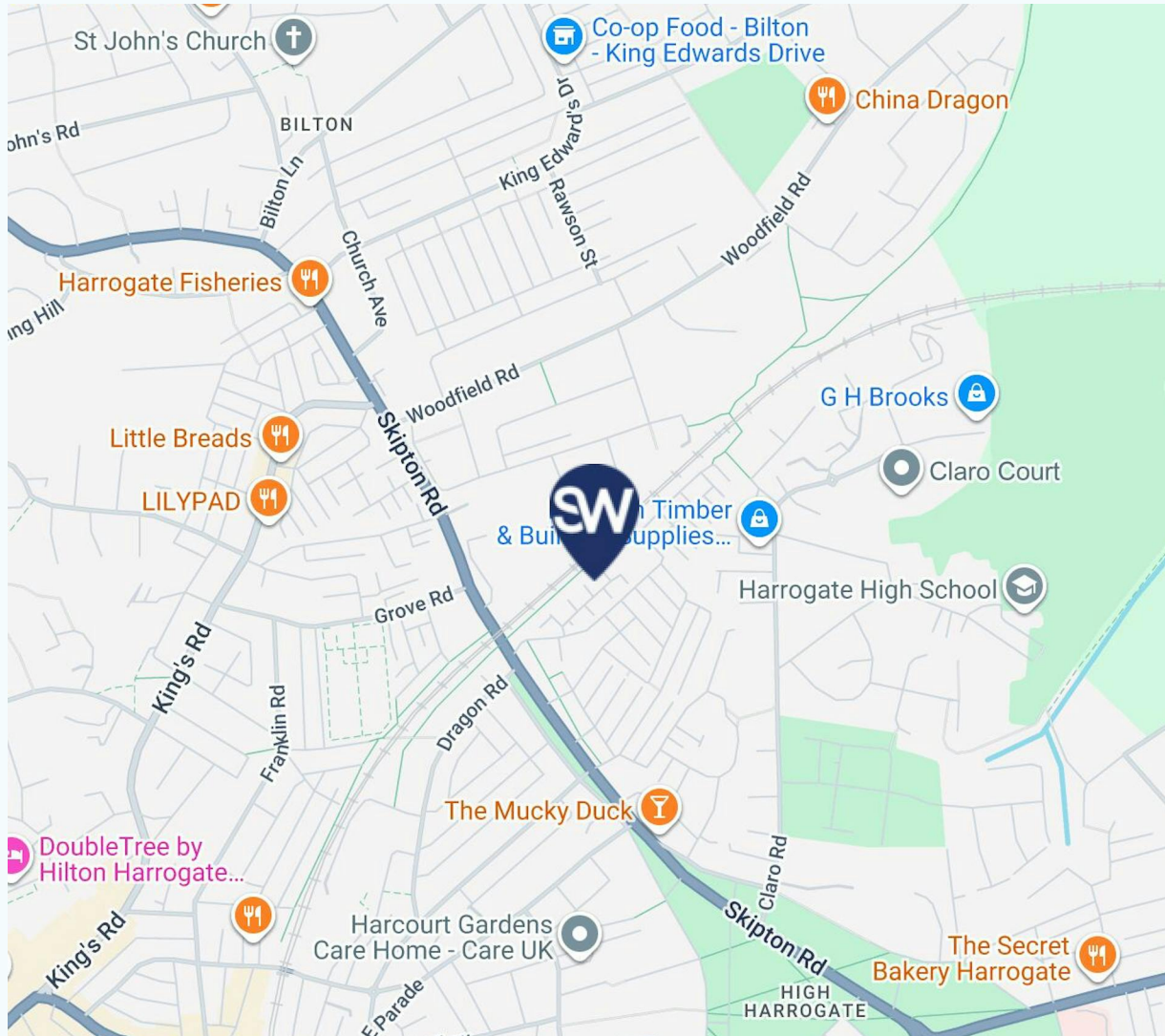
- Detached, self-contained office building
- Generous car parking provisions - 20 spaces
- Excellent location
- Air conditioning



8 GROVE PARK COURT

LOCATION

4,319 sq ft
Offers in the region of £575,000 **SW**

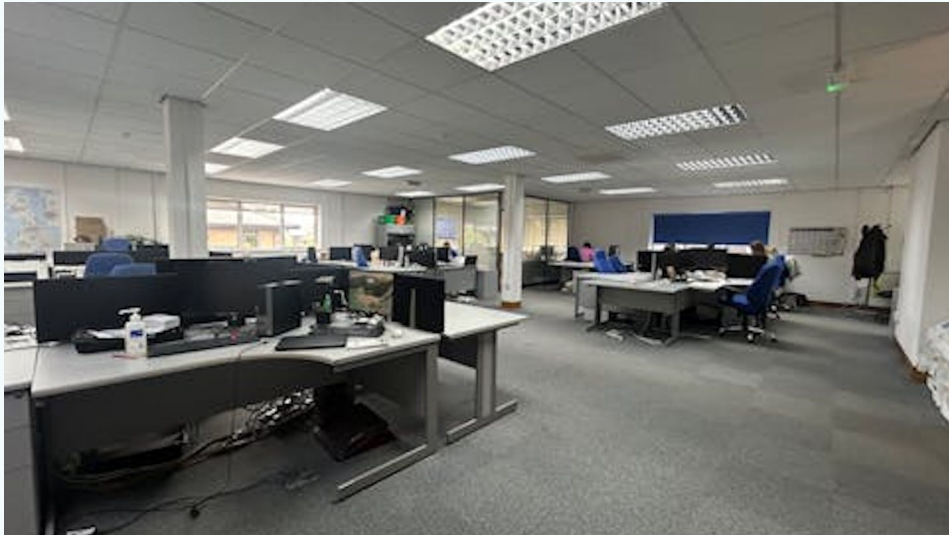


The property is located on the well established Grove Park Court business park, which comprises eight detached office buildings. Grove Park Court is situated on Grove Park Terrace, just off Skipton Road (A59).

Unit 8 Grove Park Court is prominently located on the junction of Grove Park Terrace and Grove Park Court. Surrounding occupiers include NHS Community Services, ProPodiatry and Avalon Group.

GALLERY

4,319 sq ft
Offers in the region of £575,000



ACCOMMODATION

4,319 sq ft
Offers in the region of £575,000



Name	sq ft	sq m	Availability
Ground	2,132	198.07	Available
1st	2,187	203.18	Available
Total	4,319	401.25	

MORE DETAILS

4,319 sq ft
Offers in the region of £575,000



PRICE

Offers in the region of £575,000

BUSINESS RATES

Rateable Value: £54,000

Rates Payable: £6.94 per sq ft

SERVICE CHARGE

n/a

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

TITLE & TENURE

The subject property is held on a Freehold basis. Title number: NYK139394.

The car parking spaces serving the property are held on a Long Leasehold basis. Title Number: NYK435067.

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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