

8 GROVE PARK COURT

HARROGATE, HG1 4DP



Sanderson
Weatherall

National
Milk Records

To Let - Self contained office

TO LET

2,132 to 4,319 sq ft
£14 per sq ft



DESCRIPTION

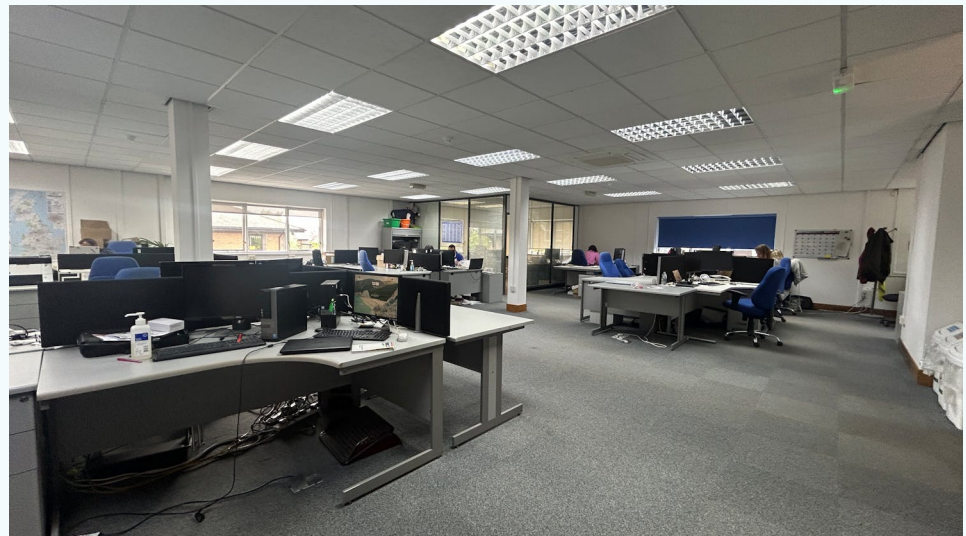
The property comprises a detached, self contained, two storey purpose built office building. Unit 8 is constructed of brick elevations and is surmounted beneath a pitched slate roof. 8 Grove Park Court benefits from 20 car parking spaces.

Internally, the property is predominantly open plan with integrated meeting rooms and benefits from a double height atrium style lobby area, air conditioning, a kitchen / break out space, gas fired central heating system, security shutters, a combination of perimeter power supply and under floor trunking and WC's on both floors.

The property will be refurbished to suit the occupier's requirement and will include the installation of new windows and upgraded kitchen, WC's, flooring, suspended ceiling tiles and LED Lighting. All common areas will be refurbished.

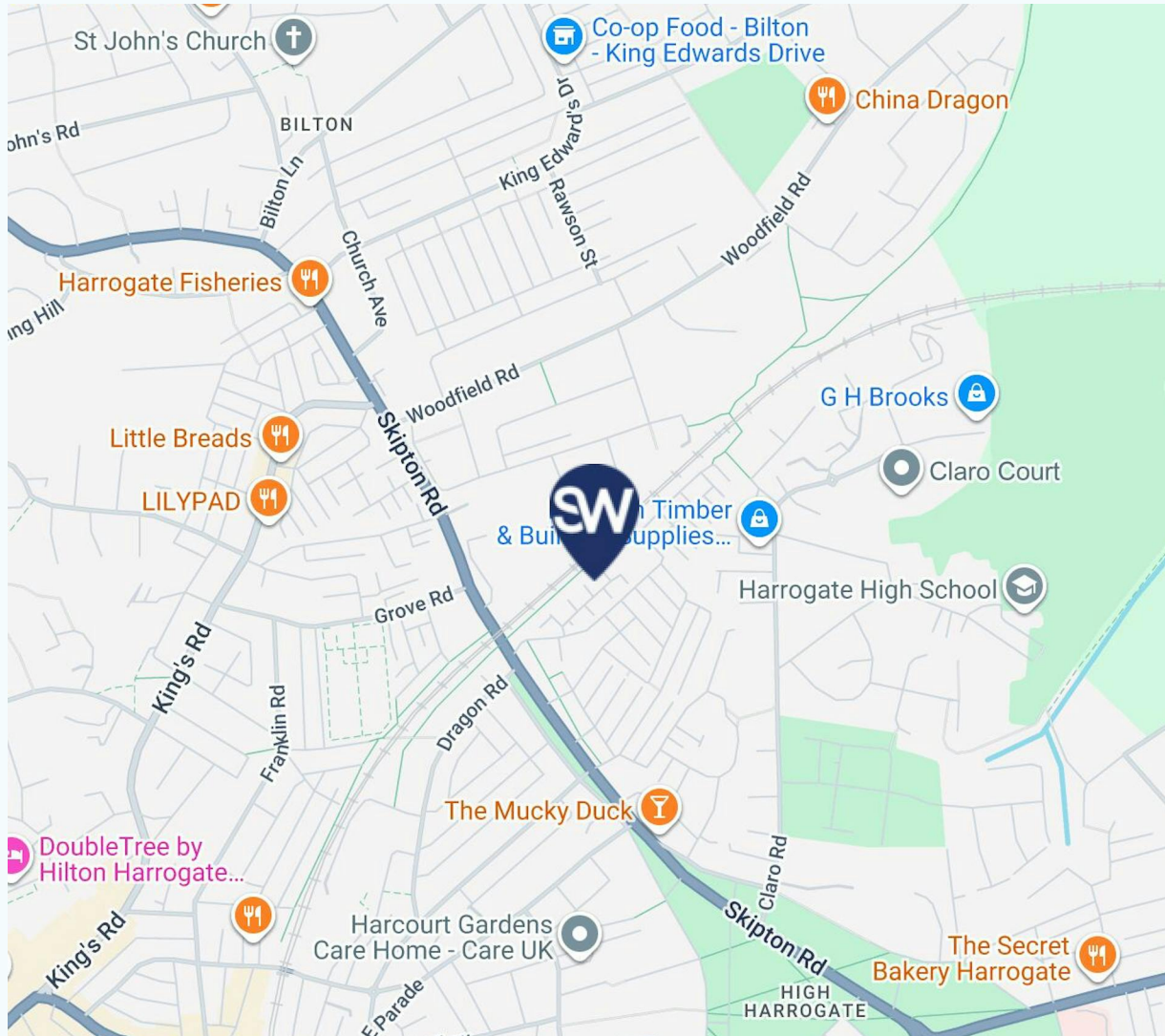
KEY FEATURES

- Self-contained
- The property will be refurbished to suit the occupier's requirement
- Generous car parking provisions - 20 spaces available
- Excellent location
- Air conditioning



LOCATION

2,132 to 4,319 sq ft
£14 per sq ft **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

2,132 to 4,319 sq ft
£14 per sq ft



ACCOMMODATION

2,132 to 4,319 sq ft
£14 per sq ft



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

2,132 to 4,319 sq ft
£14 per sq ft



RENT

£14 per sq ft

BUSINESS RATES

Rateable Value: £54,000

Rates Payable: £6.94 per sq ft

AVAILABILITY

Available Immediately

SERVICE CHARGE

n/a

LEASE

New Lease

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact

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