



To Let / For Sale

Modern Head Quarter Style Offices Available

- Opportunity for a head quarter style building
- Heating and cooling system
- 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

3,882 to 22,613 sq ft

360.65 to 2,100.82 sq m

Reference: #139940

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Summary

Available Size	3,882 to 22,613 sq ft / 360.65 to 2,100.82 sq m
Rent	£17 per sq ft
Price	£3,600,000 Quoting Price
Rates Payable	£5.35 per sq ft
Service Charge	N/A
Car Parking	112 surface level car parking spaces, located to the front and rear of the property. 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 within St James Business Park.

Hexagon House has a total of 112 surfaced car parking spaces, positioned to the front and rear of the property.

Internally the property is generally open plan with kitchen facilities on each floor. The specification is as follows-

- 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
Ground	7,544	700.86	Available
1st	7,600	706.06	Available
2nd	7,469	693.89	Available
Total	22,613	2,100.81	

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