



## The Lenz

Hornbeam Park, Harrogate, HG2 8RE

### TO LET - HIGH QUALITY OFFICE SPACE SITUATED ON A WELL ESTABLISHED BUSINESS PARK

**3,350 sq ft**  
(311.23 sq m)

- Excellently Located on Hornbeam Park
- Grade A Specification (inc. Air Conditioning)
- Ground Floor Access
- On Site Cafe
- On Site Car Parking
- EPC B

# The Lenz, Hornbeam Park, Harrogate, HG2 8RE

## Summary

<b>Available Size</b>	3,350 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£9.46 per sq ft Please clarify with the local rating authority
<b>Service Charge</b>	For information on the service charge, please contact agents
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (45)

## Location

The Lenz occupies a prominent position within Hornbeam Park, Harrogate's premier business destination. Situated approximately 1.5 miles south of Harrogate town centre, the park provides an established and highly accessible commercial environment, home to a diverse range of regional, national and international occupiers.

Hornbeam Park Railway Station is within a short walk of the building, providing direct connections to Harrogate, Leeds and York, while the A61, A661 and A1(M) offer excellent road links throughout Yorkshire and beyond. Leeds Bradford Airport is approximately 30 minutes away by car.

## Description

The building has been refurbished to a high standard and benefits from open-plan floorplates, raised access flooring, air-source heating and cooling, LED lighting, shower facilities and a high-speed passenger lift.

Full-height solar-controlled glazing, feature entrance areas and secure access systems create a modern and professional working environment, while the underground parking facility provides direct lift access to the office accommodation.

The specification combines energy efficiency, flexibility and occupant comfort, making The Lenz an outstanding headquarters or regional office opportunity within Harrogate's premier business park.

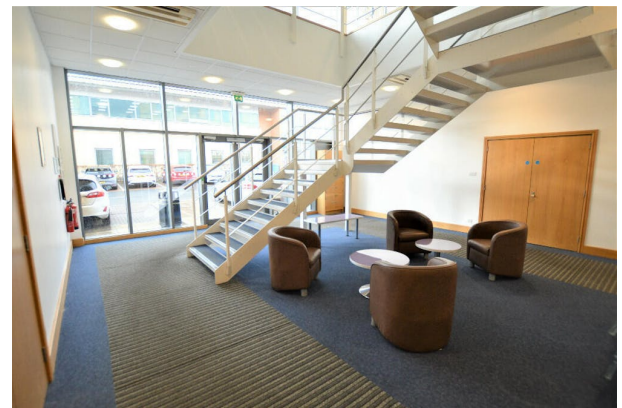
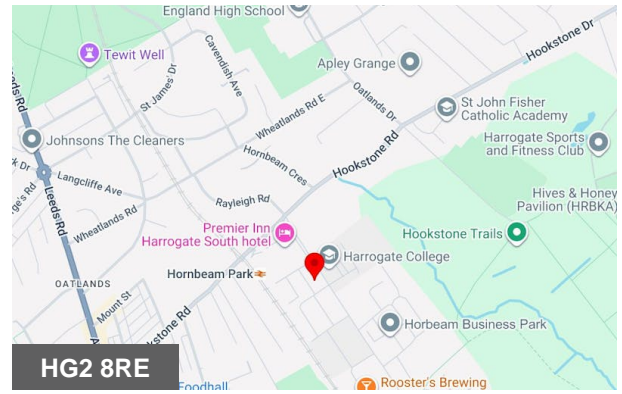
## Accommodation

The accommodation comprises the following net internal floor area:

Name	sq ft	sq m	Availability
Suite - Ground Floor LHS	3,350	311.23	Available
<b>Total</b>	<b>3,350</b>	<b>311.23</b>	

## Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.



## Viewing & Further Information



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