

1 Hornbeam Square South, Harrogate, HG2 8NB



## Modern Self-contained Office Premises in The Courtyard at Hornbeam Business Park

- Modern Self-contained Ground & First Floor Office Premises
- Offices over ground and first floor incl Kitchen & WC facilities
- Established and thriving Business Park just half a mile south of Harrogate Town Centre
- Easy access to A61 Leeds/Harrogate Road and A61 Wetherby Road connecting to A1
- 3 dedicated car spaces for the premises plus use of visitors spaces
- £13,500 p.a. exclusive

Office  
**TO LET**

**622 sq ft**  
(57.79 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
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## Summary

<b>Available Size</b>	622 sq ft
<b>Rent</b>	£13,500 per annum
<b>Rateable Value</b>	£12,250 We understand the property will be eligible for small business rates as the rateable value is below £12,000, subject to an occupier's status. Interested parties are advised to contact the local rating authority North Yorkshire County Council on 01423 500600.
<b>Service Charge</b>	A service charge of circa £150 per quarter will be levied to cover maintenance of the common grounds.
<b>Car Parking</b>	There are three dedicated car parking spaces for the premises plus use of visitor spaces.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Each party to be responsible for their own legal costs in connection with this transaction.
<b>EPC Rating</b>	E (108)

## Description

The property comprises a mid-terrace, two-storey building situated within the prestigious Hornbeam Square South Courtyard Complex, finished to a high standard throughout. The suite benefits from the following summary specification:

- Self-contained accommodation
- WC facilities
- Kitchen/staffroom facilities (incl. fridge/dishwasher)
- Electric heaters
- Loft storage area
- Alarm System

## Location

Hornbeam Business Park is located half a mile south of Harrogate Town Centre with easy access to the A61 Leeds/Harrogate Road and A61 Wetherby Road, both of which connect to the Southern By-pass providing access to the A1 (M). Hornbeam Park is a thriving and expanding business and educational campus adjacent to green belt countryside, positioned on the main rail link between York, Harrogate and Leeds.

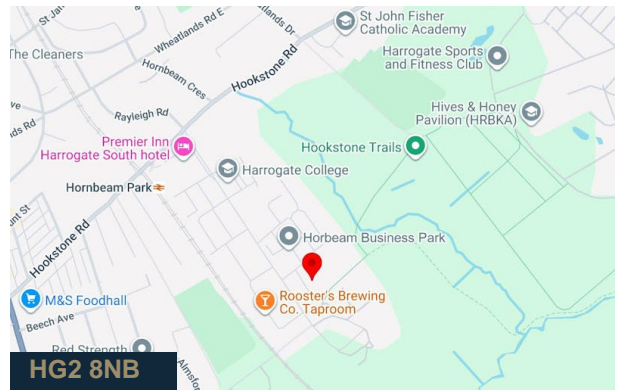
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor (Office and Kitchen)	322	29.91	Available
1st - Floor Office Suite	300	27.87	Available
<b>Total</b>	<b>622</b>	<b>57.78</b>	

## Terms

The property is available to let on a full repairing and insuring lease basis for a term of years to be agreed.



## Viewing & Further Information

**Helen Cox-Rawsley**

(01423) 547313

[hcr@montpellierproperty.com](mailto:hcr@montpellierproperty.com)