



Hornbeam Park

Unit M4b, The Matrix, Harrogate, HG2 8AD

MODERN OFFICE ACCOMODATION with PARKING in POPULAR HORNBEAM PARK LOCATION

1,163 sq ft
(108.05 sq m)

- Situated on Hornbeam Park
- Modern Office Specification
- On Site Car Parking
- Staffed Reception
- Communal Meeting Rooms
- Inclusive Terms Available

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Summary

Available Size	1,163 sq ft
Rent	£26,400 per annum Rent inclusive of the building service charge, utilities and business rates
Car Parking	The suite benefits from 4 on-site car parking spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (24)

Location

Hornbeam Park offers a rare combination of easy access, high specification yet affordable office and industrial space, and prides itself on its ability to accommodate all business types from the smaller start-ups and independents, to a wide selection of larger thriving businesses.

With a wide variety of on-site leisure facilities including hotel accommodation, fitness centre, restaurants and cafes, combined with an on-site rail link, which gives direct access to Leeds/York and Harrogate, Hornbeam Park is a thriving community for both business and leisure visitors alike. The green surroundings and community feel, offer an inspiring working environment for today's business.

Description

Unit M4b Hornbeam Park provides good quality, contemporary accommodation situated within a modern hybrid office/industrial building. The available office suite is situated on the 2nd Floor and provides the following specification features: -

- GF access through reception
- Painted/plastered walls
- Fully carpeted raised access floors
- Suspended ceilings
- Flat panel LED lighting
- Air conditioning cassette system
- Floor to ceiling glazing
- Fitted meeting room facility within the suite
- Dedicated kitchen/breakout space within the suite
- Communal W/C facilities on each floor

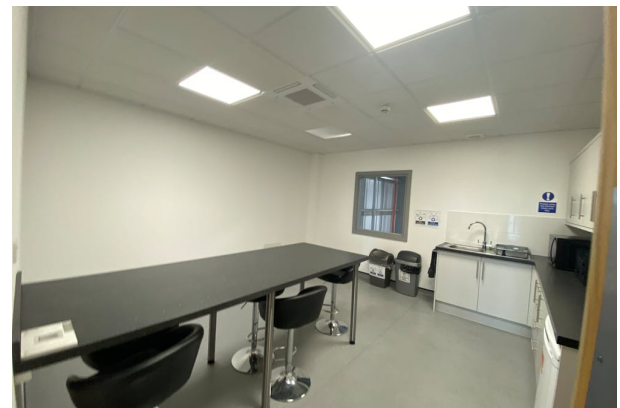
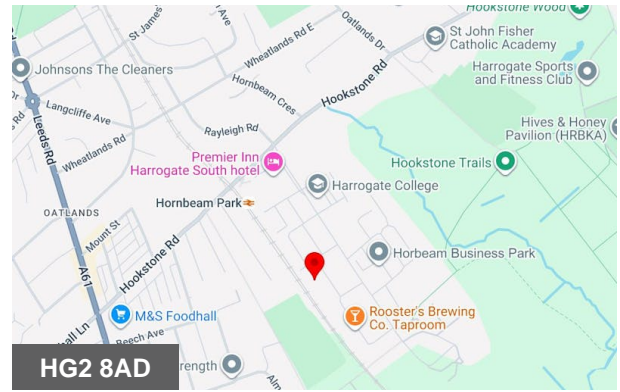
Accommodation

The accommodation comprises the following approximate net internal floor areas:

Name	sq ft	sq m	Availability
2nd	1,163	108.05	Available
Total	1,163	108.05	

Terms

The suite is available by way of a sub-lease until May 2029.



Viewing & Further Information



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