

11 Cardale Court, Cardale Park, Harrogate, HG3 1RY



Quality Office Accommodation at established Business Park

- Self-Contained two storey office premises at Cardale Park
- Open plan office accommodation over ground and first floors
- Recently redecorated with new carpets throughout
- WCs, Kitchen and Staff Facilities
- Attractive Landscaped Grounds
- 16 dedicated car parking spaces
- £550,000 freehold

Office
FOR SALE

3,786 sq ft
(351.73 sq m)



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PROPERTY CONSULTANTS

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Summary

Available Size	3,786 sq ft
Price	£550,000
Rateable Value	£37,250
Service Charge	£5,070 per annum The service charge includes management and maintenance of communal areas and facilities.
Car Parking	The property benefits from 16 car parking spaces.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

The property forms part of Cardale Court, a development of purpose built offices buildings on Cardale Park, a well established out of town business park.

The premises benefit from freshly refurbished office accommodation with modern fixtures and décor including dedicated male and female toilets, carpets and double glazed units. Further benefits include gas central heating, CAT5 cabling as well as sixteen dedicated car parking spaces.

The office would be ideally suited to a local business looking to own their own premises and also offers an excellent investment opportunity.

Location

The property is situated at Cardale Park, approximately 2 miles to the west of Harrogate Town Centre, off the B6162 Otley Road.

Cardale Park is one of Harrogate’s most prestigious out-of-town Business Parks with the Greengate Development being one of the most recent high-profile developments in the district.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

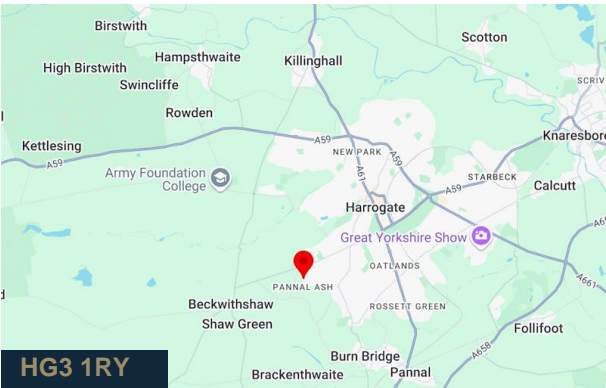
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Floor Office Suite	1,851	171.96	Available
1st - Floor	1,935	179.77	Available
Total	3,786	351.73	

Terms

The property is available for sale freehold with full vacant possession.



Viewing & Further Information

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