

Gardner House, Hornbeam Park, Harrogate, HG2 8NA



## Exceptional office accommodation in prestigious premises at Hornbeam Park

- High specification modern office suite
- Reception Area leading to large open plan main office suite
- Meeting/Break Out area, Library and Hot Desk Areas
- Currently 28 person workstation area with 4 person meeting booth
- Conference Rooms, Meeting Rooms and Private Offices
- High quality Kitchen with Break Out area
- Excellent transport links and connectivity

Office  
**TO LET**

**3,451 sq ft**  
(320.61 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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## Summary

Available Size	3,451 sq ft
Rent	£73,830 per annum
Rateable Value	£41,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)

## Description

Gardner House is a prestigious, purpose-built office building offering exceptional accommodation within attractively landscaped grounds. Surrounded by mature trees, the setting provides a tranquil working environment with unrivalled views across the beautiful Crimple Valley.

A stylish and elegant reception area leads into a predominantly open-plan layout, currently incorporating 28 desk positions and a four-person meeting booth. Additional facilities include a library and hot-desk area, a conference room, smaller meeting rooms, private offices, and a modern, attractive kitchen with a breakout space. All areas are light and airy, enjoying outlooks over the surrounding grounds. Designed and finished to an exceptionally high specification, the property offers excellent staff and meeting amenities, creating a highly distinctive and desirable business location.

## Location

Gardner House occupies a prime position within Hornbeam Business Park, located just south of Harrogate town centre. The property enjoys excellent access to the A61 (Leeds/Harrogate Road), the A661 (Leeds/Wetherby Road), and the southern bypass, providing convenient links to the wider regional road network.

Hornbeam Business Park is recognised as one of Harrogate’s premier commercial locations, offering high-quality infrastructure and a comprehensive range of on-site amenities, including hotel accommodation, a fitness centre, restaurants, cafés and a children’s Day Nursery.

Hornbeam Park has excellent transport connections, and has its own railway station on the York–Harrogate–Leeds line, providing direct connectivity to Leeds, York and Harrogate. The Park is also within easy reach of Leeds Bradford International Airport, approximately 30 minutes away by car, and is strategically positioned for access to major transport corridors.

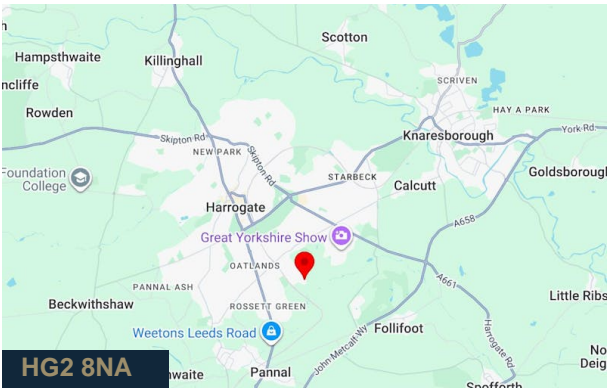
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Floor Office Suite	3,451	320.61	Available
Total	3,451	320.61	

## Terms

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



## Viewing & Further Information

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