



To Let

Refurbished Second Floor Offices

- Heating and cooling system
- Raised access floors
- Suspended ceilings
- Double glazing
- Passenger lift
- Split options available from 3,882 sq ft

Hexagon House

Grimbald Crag Close, St James Business Park,
Knaresborough, HG5 8PJ

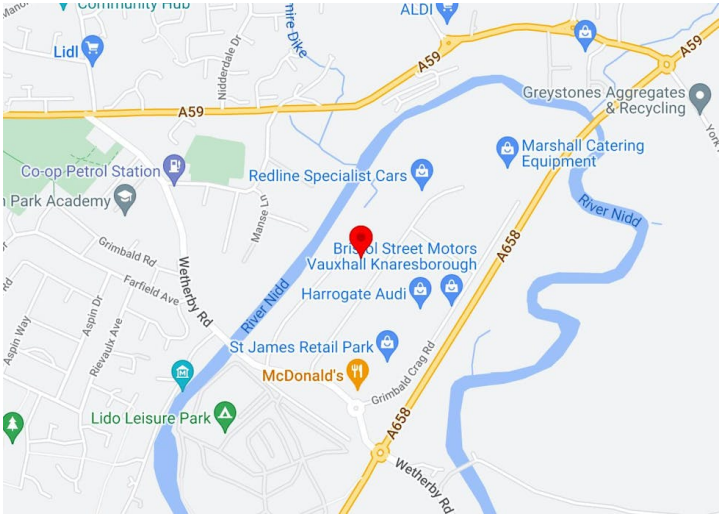
7,469 sq ft

693.89 sq m

Reference: #139940

Hexagon House

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Description

The property is a three storey brick built detached building, with elevations which incorporate a good level of glazing. The building is well appointed and situated within St James Business Park.

Hexagon House has a total of 112 surface car parking spaces, positioned to the front and rear of the property.

Internally the property is generally open plan. The specification is as follows-

- Kitchenette
- Raised access floors
- LG7 lighting
- Mitsubishi comfort cooling
- 8 person passenger lift
- Male and female WCs on each floor

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	7,469	693.89	Available
Total	7,469	693.89	

Location

Hexagon House is situated in Knaresborough, within St James Business Park. The property is located 5 miles east of Harrogate and 4 miles west of Junction 47 of the A1(M).

St James Business Park provides a commercial hub which serves Harrogate, Knaresborough and the surrounding areas.

There are a number of office occupiers within the business park, such as Prosperis, TSG Consulting and Pelsis. St James Business Park is a popular office location due to its accessibility and on-site amenities. The Business Park is adjacent to St James Retail Park, which contains a Next, Boots and TK Maxx amongst other retail and leisure facilities.



