

Unit 1c, Spa Court, Spa Lane, Starbeck, Harrogate, HG2 7JF



## Self-contained workshop/studio premises with facilities

- Self-contained workshop/studio unit
- Kitchen and separate ladies and gents WC
- Car parking spaces within dedicated parking area
- Very close to Starbeck Train Station

Industrial  
**TO LET**

**1,124 sq ft**  
(104.42 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

# Unit 1c, Spa Court, Spa Lane, Starbeck, Harrogate, HG2 7JF

## Summary

<b>Available Size</b>	1,124 sq ft
<b>Rent</b>	£11,750 per annum
<b>Rateable Value</b>	£2,100 A new occupier may be eligible for small business rate relief and no rates payable depending on their individual status. Interested parties are advised to make any further enquiries direct to the local rating authority – Harrogate Borough Council: 01423 500600.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The ingoing tenant is to be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of £250
<b>EPC Rating</b>	D (90)

## Description

The premises comprise a self-contained industrial workshop/studio unit with a kitchen and separate ladies and gents WC facilities.

## Location

The property is situated just off Spa Lane in the centre of Starbeck close to the main A59 Harrogate /Knaresborough Road close to its junction with the train station giving access to Leeds York and Harrogate.

Harrogate is located approximately 17 miles north of Leeds, 24 miles west of York, 11 miles west of the A1M and 9 miles from Leeds/Bradford Airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is a leading conference and exhibition centre in the North of England.

## Accommodation

The accommodation comprises the following areas:

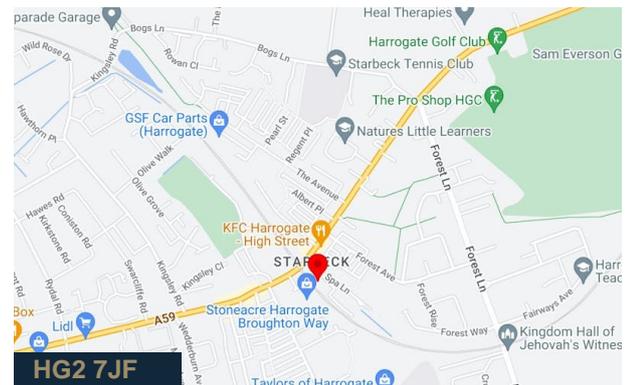
Name	sq ft	sq m	Availability
Ground - Floor	1,124	104.42	Let
<b>Total</b>	<b>1,124</b>	<b>104.42</b>	

## Terms

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

## Car Parking

Car Parking spaces are available within the dedicated car parking area.



## Viewing & Further Information

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