

OFFICE SPACE TO LET

**ROBBINS  
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# ONE SCEPTRE HOUSE

Hornbeam Park, Harrogate, HG2 8PB

**1,279 SQ FT**



## Key Highlights

- Fully refurbished office suites
- LED Lighting, new carpets and full redecoration
- Located in a modern business park in Harrogate, one of the most desirable spa towns in the UK.
- Excellent on-site amenities
- Car Parking available

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## DESCRIPTION

One Sceptre House is a modern office located on Hornbeam Park, a thriving business park located in Harrogate.

One Sceptre House has been recently refurbished with new suspended ceilings, LED lights, new carpets and full redecoration. The suite has a large meeting room and kitchen area.

## SPECIFICATION

- Great natural light
- Suspended Ceilings
- LED lighting
- Raised access floors
- Fully fitted kitchen
- Meeting room in the suite
- New carpets
- On Site Car parking
- WCs on each floor

## LOCATION

One Sceptre House enjoys a prime position on Hornbeam park. Hornbeam Train Station is just a short stroll away with transport links to York and Leeds. Sceptre House is just moments from countryside, with an onsite restaurant and cafe.

- Al Bivio - Italian Restaurant
- Indulge - Cafe/Deli
- Premier Inn
- Busy Bees - Day Nursery
- Nuffield Health which has an indoor swimming pool
- Harrogate Climbing Centre
- CrossFit Harrogate
- Art from the heart
- Gracie Barra - Jiu Jitsu
- Harrogate Gymnastics Club
- Coach Gym
- Padel Tennis Court

## ACCOMMODATION

The available accommodation comprises of the following net internal floor area:

FLOOR AREA	SQ FT	SQ M
Second Floor	1,279	118.82



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## LEASE

The suite is available by way of a new full repairing and insuring lease on terms to be negotiated and agreed.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website.

## EPC

The whole building has an EPC rating of C (74). The full certificate is available upon request.

## RENT

Rent on Application.

## CONTACTS

For further information please contact:

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