

OFFICE SPACE TO LET

**ROBBINS
ASSOCIATES**

savills

THE LENZ

Hornbeam Park, Harrogate, HG2 8RA

6,910 SQ FT



Key Highlights

- Located in a modern business park in Harrogate, one of the most desirable spa towns in the UK.
- Open Plan accommodation
- Grade A Office Accommodation
- Views across Crimple Valley
- Floor to ceiling windows

Toby Nield
toby.nield@savills.com
07796 709 814

Hannah Coleman
hannah.coleman@savills.com
07816 184 075

Chris Robins
chris.robins@robbinsassociates.net
07595 279 096

0113 244 0100

savills.co.uk

DESCRIPTION

The Lenz is a modern office located on Hornbeam Park, a thriving business park located in Harrogate.

The Lenz is a fully glazed bow fronted property, with secure basement parking and a ground floor restaurant.

Comprehensive refurbishments are to take place to return the suite to a CAT A specification.

The floors can be split into 3,340 sq ft

SPECIFICATION

- Solar controlled glazing
- Air source heat pump heating and cooling
- Excellent natural light
- Suspended Ceilings
- LED lighting
- Raised access floors
- High speed passenger lifts
- Secure barrier controlled parking
- Shower facilities

LOCATION

The Lenz enjoys a prime position on Hornbeam park. Hornbeam Train Station is just a 4 minute stroll away with transport links to York and Leeds. The Lenz 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 | 6,910 | 641.96 |



Toby Nield
toby.nield@savills.com
07796 709 814

Hannah Coleman
hannah.coleman@savills.com
07816 184 075

Chris Robins
chris.robins@robbinsassociates.net
07595 279 096

0113 244 0100

savills.co.uk

**ROBBINS
ASSOCIATES**

savills



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 B (49). The full certificate is available upon request.

RENT

Rent on Application.

CONTACTS

For further information please contact:

Toby Nield

toby.nield@savills.com
07796 709 814

Hannah Coleman

hannah.coleman@savills.com
07816 184 075

Chris Robins

chris.robins@robinsassociates.net
07595 279 096

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 17.04.2025

