

OFFICE SPACE TO LET

ROBBINS
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The Tower,

Hornbeam Park, Harrogate, HG2 8QT



Key Highlights

- Located in a modern business park in Harrogate, one of the most desirable spa towns in the UK.
- Open Plan accommodation
- Views across Crimple Valley
- Great natural light
- Fully fitted kitchen on each floor

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DESCRIPTION

The Tower is a four storey office building, comprising of open plan and individual offices, located on Hornbeam Park, a thriving business park located in Harrogate.

The Tower offers on site car parking with WC facilities on each floor.

The floors are 2,500 sq ft.

SPECIFICATION

- Great natural light
- Suspended Ceilings
- LED lighting
- Fully fitted kitchen in each suite
- 13 person passenger lift
- Wood effect laminate flooring
- WC's on each floor

LOCATION

The Tower enjoys a prime position on Hornbeam park. Hornbeam Train Station is just a short stroll away with transport links to York and Leeds. The Tower 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	2,500	232.26



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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 full Energy Performance Certificate is available upon request.

Rent

Rent on Application

CONTACTS

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