

OFFICE SPACE TO LET

**ROBBINS**  
**ASSOCIATES**

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# Unit 12D,

Hornbeam Park, Harrogate, HG2 8RB

2,017 SQ FT



## Key Highlights

- Located in a modern business park in Harrogate, one of the most desirable spa towns in the UK.
- Self contained accommodation
- Fully fitted kitchen
- Car parking available
- Large Meeting room

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## DESCRIPTION

Unit I2D is a modern self contained office located on Hornbeam Park, a thriving business park located in Harrogate.

Unit I2D offers high quality open plan office space, which benefits from a fully fitted kitchen, meeting room and shower facilities.

## SPECIFICATION

- Self Contained
- Open Plan accomadation
- Excellent natural light
- Suspended Ceilings
- Fitted Kitchen
- Meeting room
- LED lighting
- 8 car parking spaces
- Fully carpeted
- Shower facilities

## LOCATION

Unit I2D enjoys a prime position on Hornbeam park. Hornbeam Train Station is just a short stroll away with transport links to York and Leeds. Hornbeam park benefits from 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
Ground & First Floor	2,017	187.39



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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 B (48). The full certificate is available upon request.

**Rent**

Rent on Application

**CONTACTS**

For further information please contact:

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