



To Let

First Floor, Unit 2 St James' Business Park

Grimbald Crag Court, Knaresborough, North Yorkshire HG5 8QB

- 123.28 sq m (1,327 sq ft) plus 5 on-site parking spaces
- 2 miles from Knaresborough town centre
- 5 minute walk from St James' retail park
- 3.5 miles from Junction 47 A1(M)

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9 Bond Court, Leeds LS1 2JZ
email: leeds@knightfrank.com



Location

The property is located on A59 between Harrogate and Knaresborough. Approximately 2 miles from Knaresborough town centre and 7 miles from Harrogate town centre and 3.5 miles from Junction 47 of the A1 M which links onto the M1 and M62 Motorways and the local commercial centres of Leeds and York.

The subject offices are situated within St James' Business Park off Grimbald Cragg Court adjacent to the Knaresborough by-pass and adjoining St James' retail park where occupiers include Marks & Spencer Foodhall, Next, Boots, Costa, McDonalds and Matalan.

Specification

The first floor offices which are open plan have been fitted out to a good standard specification to include for:-

- Suspended ceilings with recessed lighting
- Double glazed windows
- Full access raised floors
- Fully fitted kitchen including dishwasher, fridge, sink and storage
- Male, female and disabled toilet facilities
- 5 person Aritco lift



Accommodation

The offices have been measured to have a net internal floor area of approximately 1,327 sq ft.

Car parking

There are 5 car parking spaces allocated to the offices.

Lease Terms

The property is available to let by way of a new full repairing and lease for a term to be agreed.

Rent

The offices are available to let at a rent of £14.50 psf pa exclusive.



Energy Performance Certificate

The property has an EPC rating of C (69). The recommendation report and full certificate can be provided on request.

Business Rates

The offices have been assessed as a whole and will need to be separately assessed on occupation. Please note that the offices as a whole have a total Rateable Value of £38,250.

We recommend all interested parties to make their own enquiries of the Valuation Office.

Service Charge & Insurance

The suite is subject to an annual service and estate charge and insurance premium payable quarterly in advance from the date of occupation. Further details available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

VAT

The rent quoted is exclusive of any VAT the vendor may choose or have a duty to impose.

Viewing & Further Information

Strictly by appointment with the sole letting agents:

Contact: Elizabeth Ridler

Email: elizabeth.ridler@knightfrank.com

Tel: 0113 297 2427

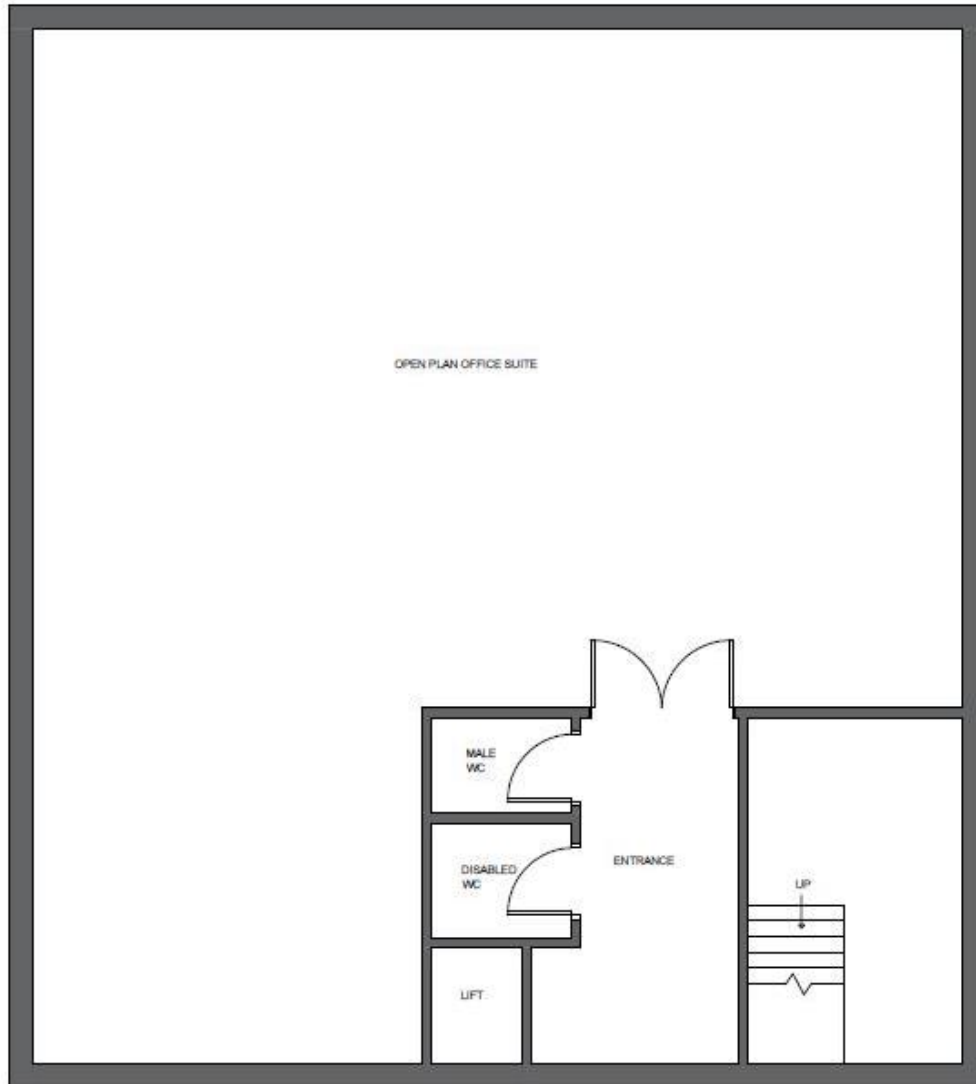
Contact: Sam Jamieson

Email: sam.jamieson@knightfrank.com

Tel: 0113 288 5261

Subject to Contract

Photographs & Particulars: January 2019



First Floor Layout

NB: This is an indicative plan.

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