## 3 Sceptre House - Suites 3 & 4, Hornbeam Business Park, Harrogate, HG2 8PB



# Self-contained office suite with car parking at Hornbeam Business Park

- Modern detached office building in established Business Park
- Half a mile from Harrogate Town Centre
- Communal WC and kitchen facilities
- Fully carpeted with gas central heating throughout
- Intercom door access and dedicated car parking spaces with suite

Office TO LET

**480 sq ft** (44.59 sq m)



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#### Summary

Available Size	480 sq ft			
Rent	£8,500 per annum			
Rateable Value	£5,600			
Service Charge	£1,680 per annum To cover external repairs and maintenance, power and heating, buildings insurance, water rates, upkeep of common areas, management and grounds maintenance.			
EPC Rating	C (52)			

#### Description

Sceptre House comprises a modern detached three storey office building developed approximately 20 years ago to provide multiple self-contained office accommodation within its own landscaped grounds. The suites benefit from the following summary specification:

- Self-contained accommodation
- Communal Male, female and disabled WC facilities
- Communal kitchen facilities
- Gas fired central heating with thermostatic control
- Carpeting throughout the offices and suspended acoustic tiled ceilings
- Intercom door access and fire alarm

#### Location

Hornbeam Business Park is located half a mile south of Harrogate Town Centre with easy access to the A61 Leeds/Harrogate Road and A61 Wetherby Road, both of which connect to the Southern By-pass providing access to the A1 (M). Hornbeam Park is a thriving and expanding business and educational campus adjacent to green belt countryside, positioned on the main rail link between York, Harrogate and Leeds.

#### Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st - Floor Suites 3 & 4	480	44.59	Available
Total	480	44.59	

#### Terms

The suites are available on a new effective full repairing and insuring lease basis for a term of years to be agreed.

#### VAT

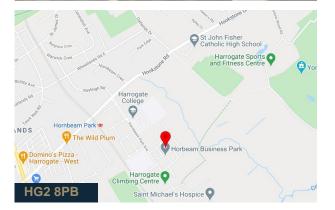
We are advised that the property has been elected for VAT which will be payable on the rent.

#### Legal Costs

Any ingoing tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of \$500.







### Viewing & Further Information

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