

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)



MONTPELLIER
PROPERTY CONSULTANTS

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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

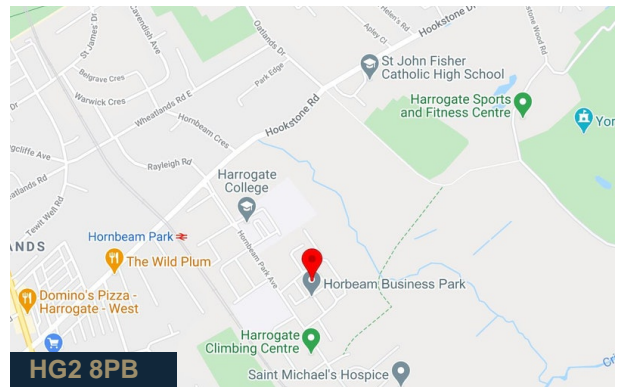
The suites are available on a new effective full repairing and insuring lease basis for a term of years to be agreed.

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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