

OFFICE SPACE TO LET

One Sceptre House,

Hornbeam Park, Harrogate, HG2 8PB

1,279 SQ FT



Key Highlights

- Fully refurbished office suites
- LED Lighting, new carpets and full redecoration
- Located in a modern business park in Harrogate, one of the most desirable spa towns in the UK.
- Excellent on-site amenities
- Car Parking available

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DESCRIPTION

One Sceptre House is a modern office located on Hornbeam Park, a thriving business park located in Harrogate.

One Sceptre House has been recently refurbished with new suspended ceilings, LED lights, new carpets and full redecoration. The suite has a large meeting room and kitchen area.

SPECIFICATION

- Great natural light
- Suspended Ceilings
- LED lighting
- Raised access floors
- Fully fitted kitchen
- Meeting room in the suite
- New carpets
- On Site Car parking
- WCs on each floor

LOCATION

Sceptre House enjoys a prime position on Hornbeam park. Hornbeam Train Station is just a short stroll away with transport links to York and Leeds. Sceptre House is just moments from countryside, with an onsite restaurant and cafe.

- Al Bivio - Italian Restaurant
- Indulge - Cafe/Deli
- The Park - Pub
- 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
- Go Yoga

ACCOMADATION

The available accommodation comprises of the following net internal floor area:

FLOOR AREA	SQ FT	SQ M
Second Floor	1,279	118.82



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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 C (74). The full certificate is available upon request.

Rent

Rent on Application

CONTACTS

For further information please contact:

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