



## HARROGATE'S MOST DRAMATIC OFFICE BUILDING

HEATING AND COOLING AIR SOURCE HEAT PUMP

100% RAISED ACCESS FLOORS THROUGHOUT

SUSPENDED CEILINGS WITH LED LIGHTING  
THROUGHOUT

PART OPEN PLAN & PART PARTITIONED

40MM SECURIT HST DOUBLE GLAZING WITH  
SOLAR REFLECTIVE COATINGS

HIGH SPEED PASSENGER LIFT

BARRIER CONTROLLED PARKING

SECURED BY DESIGN WITH ACCESS CONTROL

CYCLE SHELTER & SHOWER FACILITY

## THE INSPIRE

Hornbeam Park, Harrogate HG2 8PA

**3,306 sq.ft** 307.14 sq.m

## TO LET



## Hornbeam Park is a modern business park set within the beautiful spa town of Harrogate

The park offers a rare combination of easy access, high specification yet affordable office and industrial space, and prides itself on its ability to accommodate all business types from the smaller start-ups and independents, to a wide selection of larger thriving businesses. With a wide variety of on-site leisure facilities including hotel accommodation, fitness centre, restaurants and cafes, combined with an on-site rail link, which gives direct access to Leeds/York and Harrogate, Hornbeam Park is a thriving community for both business and leisure visitors alike. The green surroundings and community feel, offer an inspiring working environment for today's business.

At Hornbeam Park, the pleasure of working in well-designed and efficient buildings is matched by the impressive choice of on-site leisure facilities

### Facilities at Hornbeam Park

With great leisure facilities Hornbeam Park is the established place to go for a wide range of weekend and conveniently located after work activities:

- Premier Inn Hotel
- Brewers Fayre Pub
- Nuffield Health and Wellness Centre
- Children's gymnastics club
- Yoga studio
- Crossfit Strength and conditioning gym
- Parthian, Yorkshire's premier indoor climbing facility
- Indulge Café and deli bar
- Surge Padel Tennis Centre and Coach Gym
- Art club and store
- Al Bivio Italian restaurant
- Kindercare Children's Day Nursery

#### For Further Information:

Chris Robbins

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### Summary terms

Second floor area	3,306 sq.ft.
Rent	£22 psf.
Service charge 24/25	£4.02 psf.
Rates	£7.96 psf.
Car parking	13 spaces.

### Description

The building is a spectacular fully glazed pyramid, providing exceptional office accommodation on 5 floors together with a rooftop seating area, situated in the centre of Hornbeam Park.

Internally the central core provides access from the rear car park entrance and the upper ground floor entrance lobby, via high speed passenger lift and stairs to all floors, as well as toilets and shower facilities. The demised areas have carpeted 100% full access raised floors, with suspended ceilings and LED lighting throughout. The building has air source Mitsubishi City multi-heat recovery heating and cooling system combined with recovery ventilation for enhanced air quality. Secured by design, the building and demised areas are accessed by an infinitely programmable entry control system to give maximum flexibility and control. A barrier controlled car park to the rear provides parking for 13 cars.

The second floor currently has a combination of both open plan and individual offices and meeting rooms, which would be removed if open plan throughout is required.

### Accommodation

Second floor 3,306 sq.ft. 307.14sq.m.

### Location

The Inspire is situated at the centre of Hornbeam Park, which also has its own rail halt providing fast access to Leeds, York and Central London stations.

Hornbeam Park is located some 1.5miles south of Central Harrogate with easy access to A61, A661 and Harrogate by-pass to J47 A1(M).



Claro Court Business Centre, Harrogate HG1 4BA

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# THE INSPIRE (SECOND FLOOR)HORNBEAM PARK, HARROGATE HG2 8PA



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