

**SERVICED OFFICES
RANGING FROM 325 SQ FT
– 1,044 SQ FT**

Rents (from) £14,625 PA

Description

1 Cardale Park, the former home of Ackrill Newspapers is a contemporary, eco-friendly business centre providing state of the art serviced office accommodation.

The space offers a variety of office suites over both ground and first floor and also includes, co-working desks, meeting rooms, reception, kitchen and breakout areas and shower facilities with low energy LED lighting throughout and Fairtrade coffee on tap.

Current availability is as follows:

Lonsdale Suite – 404 sq. ft = £13,930 PA

Suite 23 - 600 sq. ft = £27,000 PA

Suite 32 – 488 sq. ft = £19,400 PA

Harlow Suite – 294 sq. ft = £15,000 PA

Linton Suite – 1,044 sq. ft = £39,000 PA

Suite 13 – 325 sq. ft = £14,625 PA

The office suites are available on an all-inclusive basis, under flexible terms to include utilities, high speed internet access and furniture.

The site also offers extensive parking and spaces come free with the offices.

Location

Cardale Park is one of Harrogate's most prestigious out-of-town business addresses with occupiers including Handlesbanken and Cardale Asset Management, and on-site amenities such as The Hub Cafe. The property is located on Cardale Park approximately 2 miles to the west of Harrogate town centre via the B6162 Otley Road.

Terms

Leasehold. The offices are available on a licence, terms which are to be negotiated.

Rateable Value: Please refer to VOA website.

Uniform Business Rate for 2024/25: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYCC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

There is VAT payable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

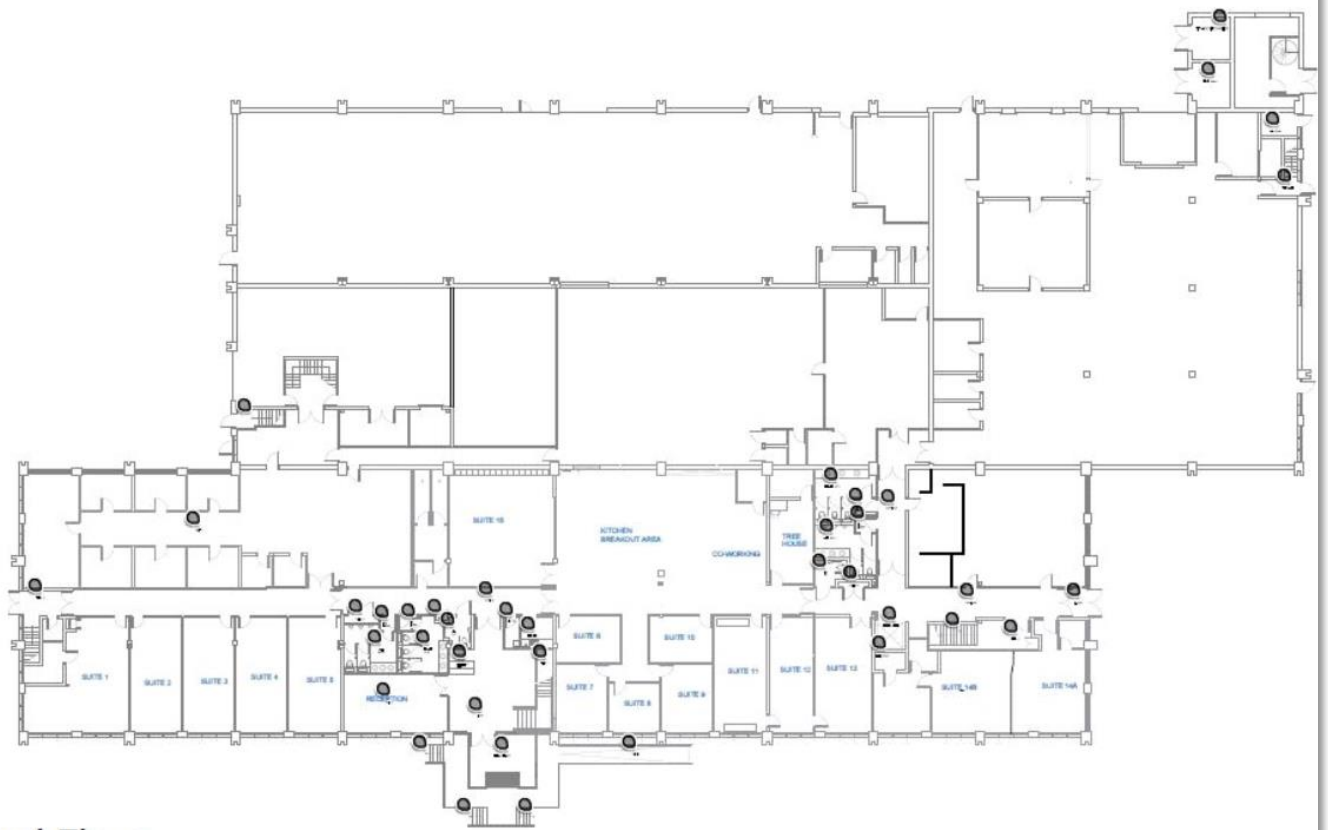
Services

All mains' services are connected to the property.

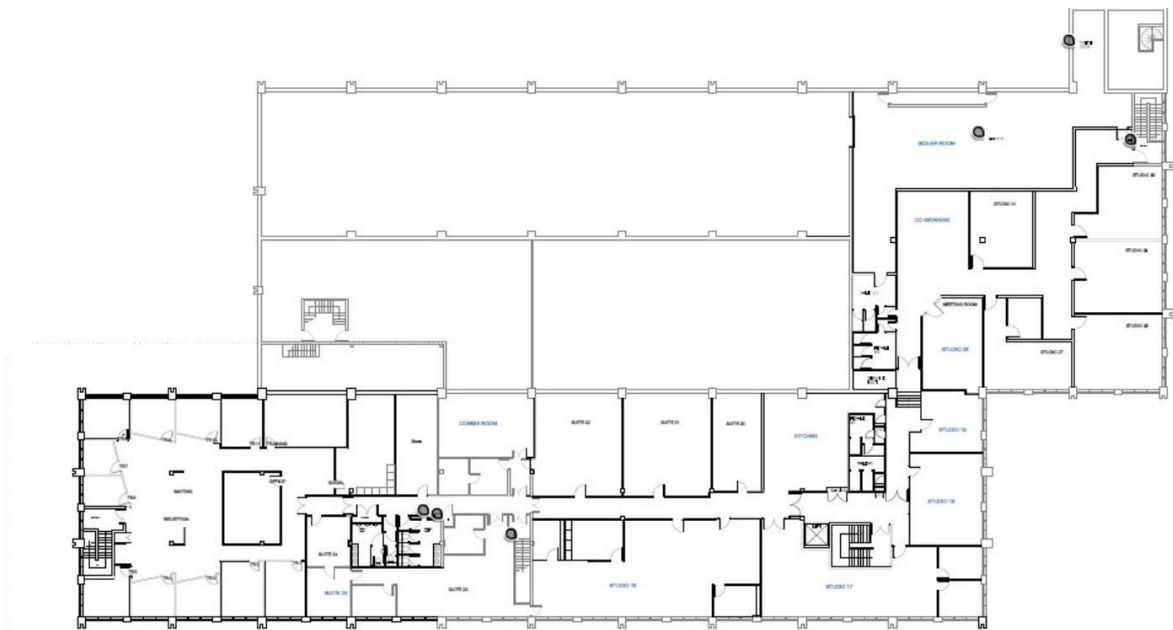
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.





Ground Floor



First Floor

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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