



## Marlin House

2 Hornbeam Square West, Harrogate, HG2 8PA

**2-storey office building  
previously used as a data  
centre available for sale or  
to let as a whole**

**10,835 sq ft**  
(1,006.60 sq m)

- Self-contained building
- 30 parking spaces
- Walking distance to rail station
- Nuffield gym on the Park

# Marlin House, 2 Hornbeam Square West, Harrogate, HG2 8PA

## Summary

Available Size	10,835 sq ft
Rent	Rent on application
Price	Price on application
Rates Payable	£7 per sq ft
Rateable Value	£139,000
VAT	Applicable
EPC Rating	B (44)

## Description

The building comprises a detached 2-storey office building previously used as a Data Centre.

Marlin House is suitable for use either as offices or as a data centre or, subject to planning consent, could be converted to alternative uses.

## Location

Marlin House is situated on Hornbeam Square in a prominent position. Hornbeam Park is located approximately 1.5 miles south of Central Harrogate with easy access to the A61, A661 and Harrogate bypass to junction 47 A1(M).

There are a range of F&B and leisure facilities on Hornbeam Park.

Marlin House is within easy walking distance of Hornbeam Park station which provides rail services to access, via Leeds and York, to main line services both south to London and to the north. A number of bus routes pass close by.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	5,277	490.25
Ground	5,168	480.12
Ground - Stores	390	36.23
<b>Total</b>	<b>10,835</b>	<b>1,006.60</b>

## Viewings

For viewings and further information please contact the agents Spring4.

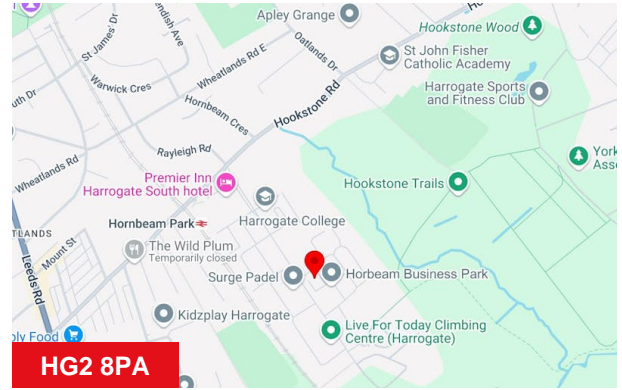
## Terms

Terms are available upon application.

## Tenure

The building is owned freehold.

The car parking is held on a ground lease (over 950 years unexpired) at a peppercorn rent.



## Viewing & Further Information



**Ed Tinney**

07957 600 668

etinney@spring4.com