

# TO LET

UNIT 3,  
HOOKSTONE  
PARK,  
HARROGATE,  
NORTH  
YORKSHIRE  
HG2 7DB

**1,928 sq ft**  
**179.11 sq m**

- Good access to A1(M)
- 2 x manual shutter door access
- Established trade location
- WC and kitchen facilities

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## LOCATION

Hookstone Park is situated off Hookstone Chase in Harrogate. The property lies approximately 1.8 miles east of Harrogate town centre and 1.7 miles southwest of Knaresborough. The A658 lies a mile to the east which joins with the A59 to provide access to the A1(M) running south to London and north to Newcastle.

## DESCRIPTION

The property comprises an end terrace industrial unit, located within an established trade area. The property benefits from the following specification:

- > Concrete frame construction
- > Painted blockwork walls
- > 2 x manual sectional up + over doors
- > Painted concrete floor
- > Fluorescent strip lighting
- > Insulated corrugated asbestos roof with translucent light panels
- > Internal office
- > WC and kitchenette facilities
- > Shared yard/parking
- > Brick elevations
- > 3 Phase electricity
- > 3.27 m eaves height

The property is to undergo full internal redecoration prior to any occupation.

## ACCOMMODATION

Gross Internal Area:

Name	Size
Warehouse	1,928 sq ft (179.11 sq m)
<b>Total</b>	<b>1,928 sq ft (179.11 sq m)</b>

## TERMS

The property is available by way of a new 3-year term internal repairing and insuring lease.

## RENT

£1,416 per calendar month.

Rent quoted exclusive of outgoings and VAT.

## SERVICE CHARGE

The Tenant will be responsible for payment of an annual Estate Service Charge to cover a fair contribution towards the costs of maintaining and repairing the common parts of the estate.

The payment rate of 2025/26 is being calculated.

## RATEABLE VALUE

Business rates to be reassessed.

## EPC

EPC rating E.

A new EPC assessment will be undertaken on completion of the refurbishment works.

## LEGAL COSTS

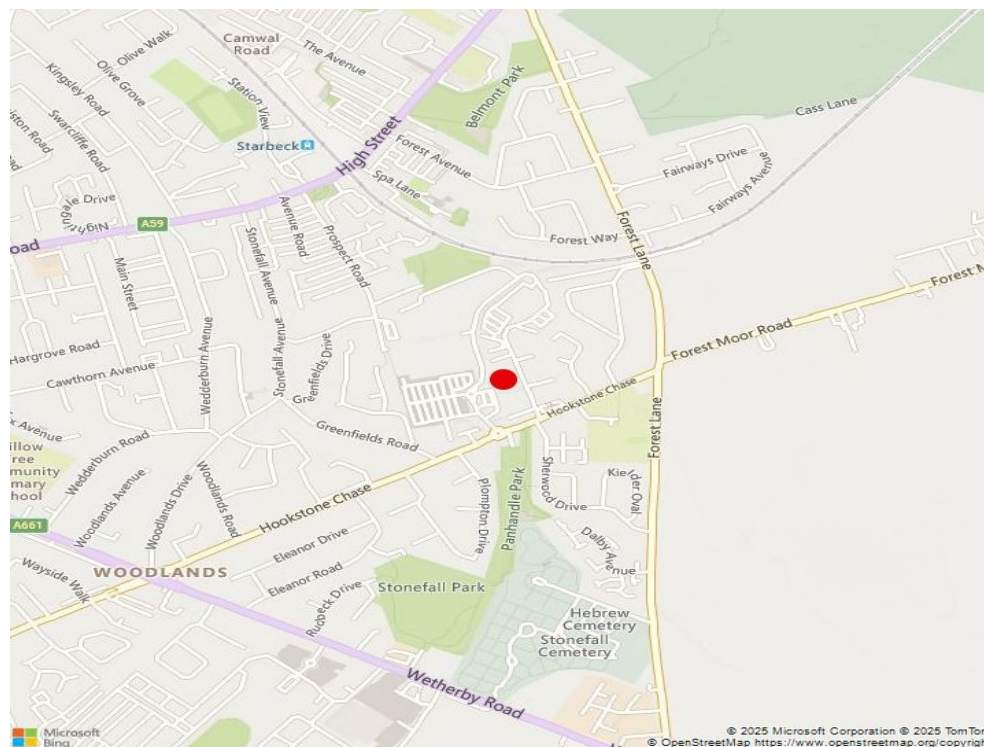
Each party to be responsible for the payment of their own legal costs.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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## IMPORTANT INFORMATION

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