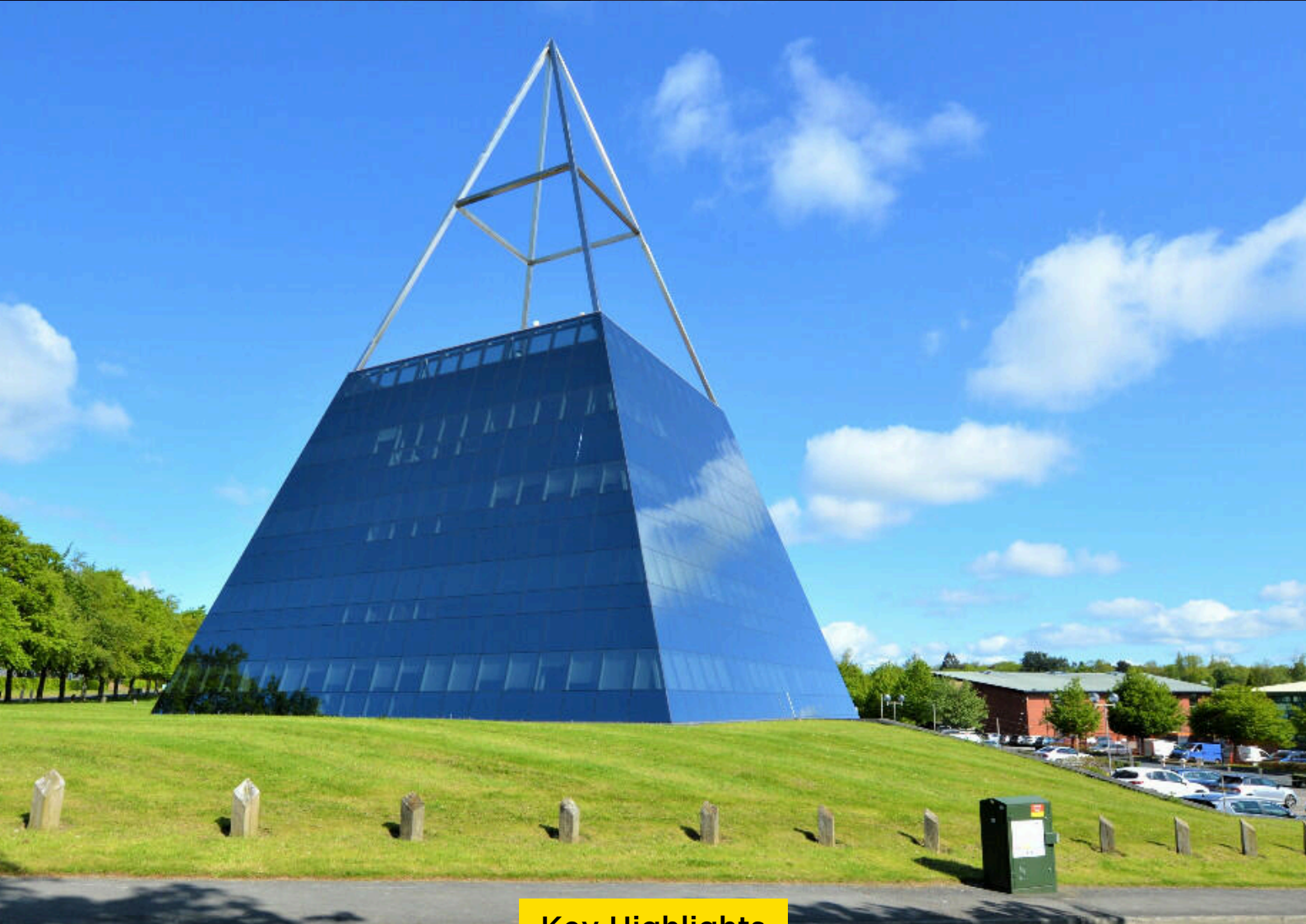


OFFICE SPACE TO LET

# THE INSPIRE

Hornbeam Park, Harrogate, HG2 8PA

**3,306 SQ FT**



## Key Highlights

- Located in a modern business park in a Harrogate, one of the most desirable spa towns in the UK.
- Open plan accommodation
- Large roof terrace with views over Harrogate and the countryside.
- Secure car parking on site

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## DESCRIPTION

The Inspire is the most dramatic office building in Harrogate. The Inspire provides 5 floors of exception office accomadation with a rooftop area, boast views over Harrogate and the surrounding countryside. The unique building is a fully glazed pyramid.

Comprehensive refurbishments are to take place to return the suite to a CAT A specification.

## SPECIFICATION

- Double glazing with solar reflective coatings
- Air source heat pump heating and cooling
- Great natural light
- Suspended Ceilings
- LED lighting
- Raised access floors
- High speed passenger lifts
- Cycle racks
- Secure barrier controlled parking
- Showers & changing facilities

## LOCATION

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

## AMENITIES

- Al Bivio - Italian Restaurant
- Indulge - Cafe/Deli
- 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
- Coach Gym
- Padel Tennis Court

## ACCOMMODATION

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

FLOOR AREA	SQ FT	SQ M
Second Floor	3,306	307.14



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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 (72). The full certificate is available upon request.

## RENT

Rent on Application.

## CONTACTS

For further information please contact:

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