



GRADE A SECOND FLOOR OFFICE SPACE RANGING FROM 3,300 – 7,500 SQ. FT. APPROX



QUALITY TRUST VALUE

Description

Hexagon House comprises a headquarters office building with a curved aluminium covered roof, elevations of brickwork and aluminium framed curtain walling of contemporary design, arranged over ground and two upper floors. The property provides 22,979 sq. ft in total.

The ground and first floors are now fully let. The second floor, extending to approximately 7,500 sq. ft in total, is available to let either as a whole or in part, with flexible open plan space that can be configured to suit occupier requirements.

The accommodation layout is mostly open plan, allowing the floor space to be flexible. The space could be let in two parts ranging from approximately 3,300 sq. ft up to the total 7,500 sq. ft if the floor was taken as a whole.

The building benefits from air conditioning, suspended ceilings with LED lighting, full access raised floors, 8-person passenger lift, double glazing, and male/female/disabled WCs on each floor. The property also benefits from an excellent EPC rating of B, reflecting its high standard of build and condition.

Externally, there are a total of 112 surface level car parking spaces (six for disabled drivers), arranged to both the front and rear of the building. These would be split fairly based on floor area occupied, with a total of 35 spaces dedicate to the whole second floor.





Location

St James Business Park is a major commercial and retail destination located 5 miles northeast of Harrogate, 4 miles southwest of junction 47 of the A1 (M) and accessed off the A658 Knaresborough Bypass. There are train services to London Kings Cross from Knaresborough and Harrogate.

Nearby facilities include St James Retail Park consisting of M&S Food, Boots, Next, Costa and McDonalds. Taylors of Harrogate distributions warehouses is close, a range of business units and VW and Vauxhall car showrooms.

Rateable Value

TBC.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

Terms

The property is available to lease on new terms to be negotiated.

VAT

The property is elected for VAT.

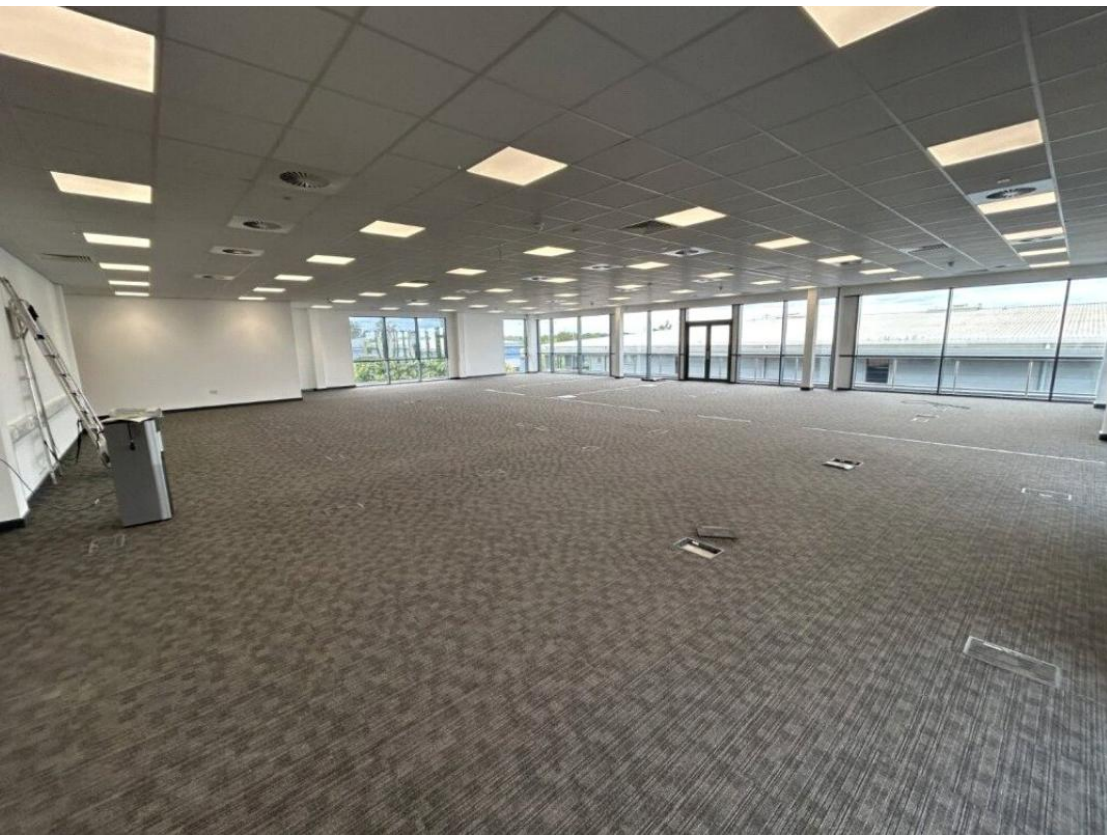
Services

All mains' services are connected to the property.

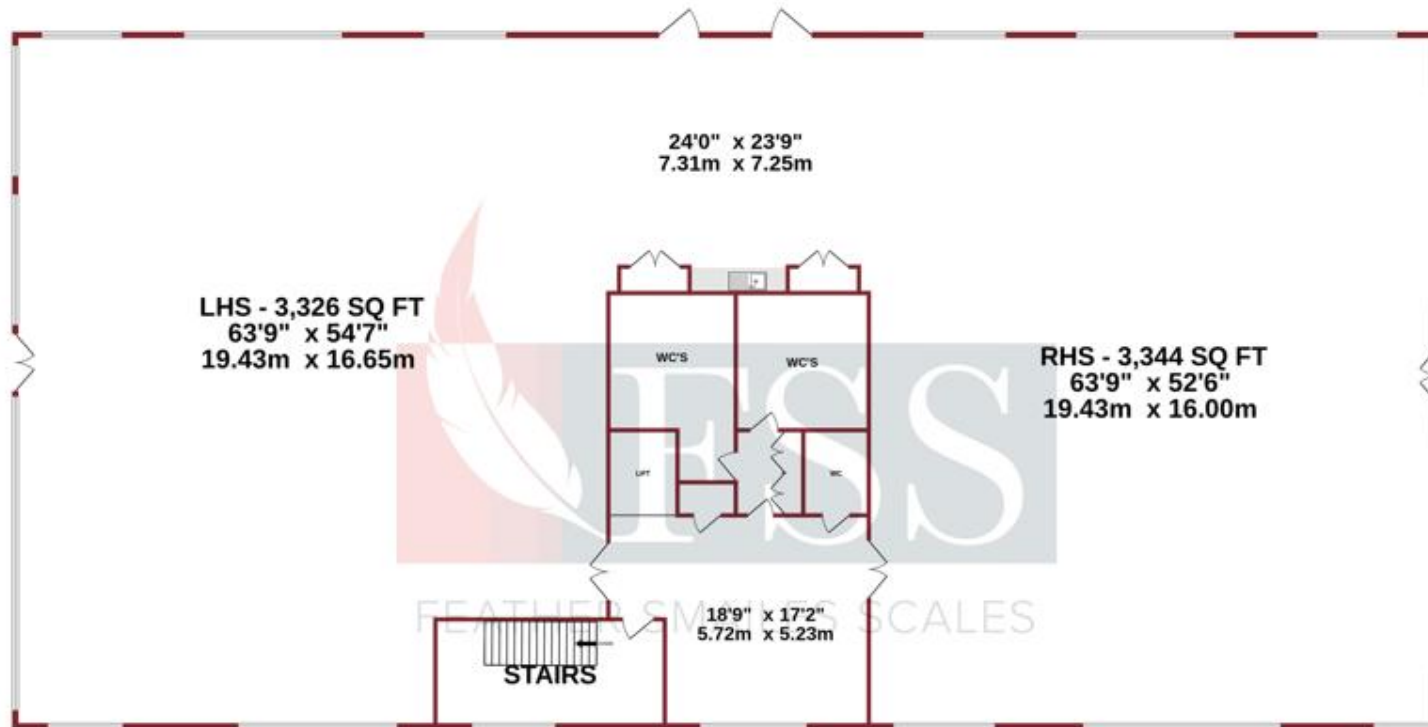
Viewing

If you would like to view this property, please contact FSS on 01423 501211.





SECOND FLOOR 8355 sq.ft. (776.2 sq.m.) approx.



TOTAL FLOOR AREA : 8355 sq.ft. (776.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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