

**12d HORNBEAM PARK OVAL,
HORNBEAM PARK
HARROGATE HG2 8RB
2,017 sq.ft. (187.38 m²)**



COMMERCIAL PROPERTY CONSULTANTS
Claro Court Business Centre
Harrogate HG1 4BA
T: 01423 505501
Email: info@robbinsassociates.net



SUITABLE FOR B1 or D USES, OFFICES, LEISURE OR HEALTH

**HIGH QUALITY
OFFICES – PART
OPEN PLAN
OFFICES with
MEETING
ROOM.**

LOCATION

The property is located on Hornbeam Park half a mile to the south of the town centre, off Hookstone Road with easy access to the A61, Leeds Road, A661 Wetherby Road and the A1(M) via the southern by pass. Hornbeam Park is a thriving and expanding business and educational campus adjacent greenbelt countryside with mature landscaping and good road and rail communications. The Hornbeam Park rail halt is on the Leeds/Harrogate/York line providing fast access to these cities and links to London and Edinburgh via the main east coast line.

DESCRIPTION

The property provides a high quality open plan office with the following features:-

- Aluminium framed double glazed windows with roller blinds**
- Tinted solar reflective glazing**
- Gas fired central heating**
- Perimeter sockets to cater for telephone, power and computer. Cabling for screens in individual offices**
- Open plan offices and private offices / meeting room at first floor.**
- Fitted Kitchen**
- Carpet flooring to all areas**
- LED lighting to office areas**
- Quality partitioning with painted ash doors**
- Male and female/disabled WC. Shower**
- 8 car spaces**

FLOOR AREAS

Net lettable Areas

| | | | |
|-----------|-------------------|-----------------------------|-------------------------------|
| Unit 12 d | Ground Floor | 808 ft ² | (65.07 m ²) |
| | First Floor | <u>1,208 ft²</u> | <u>(112.23 m²)</u> |
| | TOTAL | 2,016 ft² | (187.30 m²) |
| | Car Spaces | 8 | |



Ground Floor

TERMS

The premises are available to let on a new FR & I year lease or a term to be agreed.

TO LET

**Might suit:
LEISURE AND
OR HEALTH
TYPE USES**

