

# THE LENZ, HORNBEAM PARK, HARROGATE HG2 8RE



SPECTACULAR AIR-CONDITIONED GRADE A OFFICES  
WITH FULL HEIGHT GLAZING TO FRONT ELEVATION, FITTED KITCHEN, MAINLY  
OPEN PLAN, WITH BOARDROOM AND 2 MEETING ROOMS

3,220 sq.ft. (299.16 m<sup>2</sup>)

*Hornbeam Park is a modern business park set within the beautiful spa town of Harrogate*

The park offers a rare combination of easy access, high specification yet affordable office and industrial space, and prides itself on its ability to accommodate all business types from the smaller start-ups and independents, to a wide selection of larger thriving businesses. With a wide variety of on-site leisure facilities including hotel accommodation, fitness centre, restaurants and cafes, combined with an on-site rail link, which gives direct access to Leeds/York and Harrogate, Hornbeam Park is a thriving community for both business and leisure visitors alike. The green surroundings and community feel, offer an inspiring working environment for today's business.

At Hornbeam Park, the pleasure of working in well-designed and efficient buildings is matched by the impressive choice of on-site leisure facilities



#### *Facilities at Hornbeam Park*

With great leisure facilities Hornbeam Park is the established place to go for a wide range of weekend and conveniently located after work activities:

Premier Inn Hotel

Brewers Fayre Pub

Nuffield Health and Wellness Centre

Children's gymnastics club

Yoga studio

Strength and conditioning gym

Yorkshire's premier indoor climbing facility

Café and deli bar

Padel Tennis Centre and Coach Gym

Art club and store

Al Bivio Italian restaurant

Kindercare Children's Day Nursery

M & S Food outlet & Leeds Road shops nearby



*At Hornbeam Park, we are conveniently located for many major travel routes:*

The A1/M1 motorway to the North and South - 10 minutes by car

Harrogate to London train links - 3 departures every hour

Buses from Harrogate town centre - every 15 minutes

Leeds Bradford International Airport - 30 minutes by car or via an hourly bus service.

## *The Lenz Specification*

Spacious exceptional specification offices  
High speed passenger lift  
DDA compliant  
Newly refurbished to high standard  
Full height hardwood feature doors throughout  
75mm raised access floors  
New carpets and redecorated  
Air source heating and cooling heating  
LED lighting  
Excellent natural lighting, solar controlled glazing  
Newly rebuilt toilets, and showers  
Barrier controlled underground car parking  
Un-paralleled views across the Crimple Valley



Open plan area from rear corner



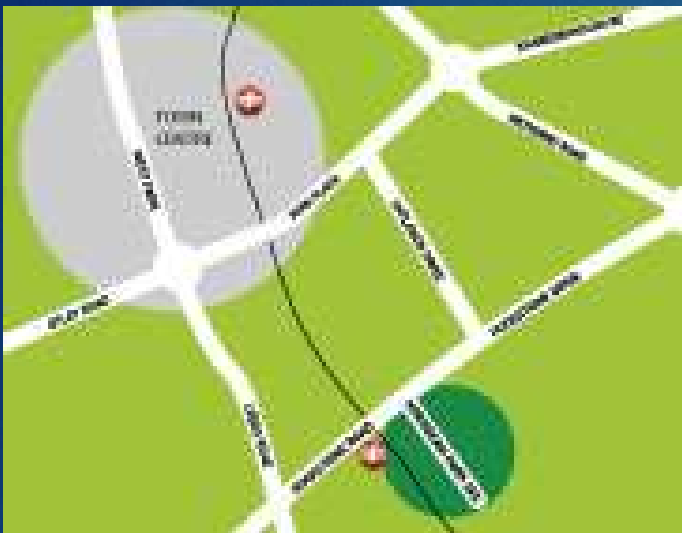
Ground floor entrance  
lobby



Second floor lobby



Fitted kitchen



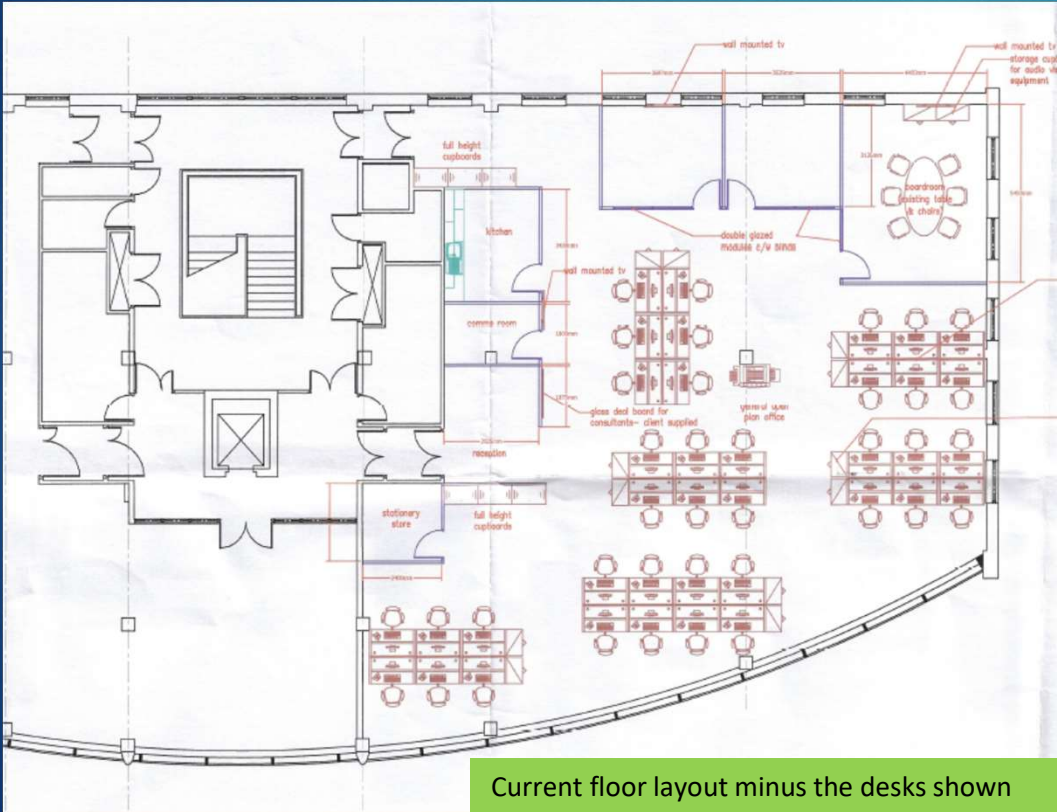
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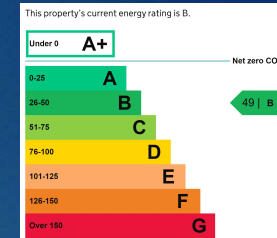
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Current floor layout minus the desks shown



## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band B (49).

A development by



For terms, further information and viewing :

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