



Unit 3a The Matrix, Hornbeam Park, Harrogate

HG2 8QT

Unit M3A – The Matrix @ Hornbeam Park

Premium Industrial / Office Space in an Exceptional Business Environment

Rent £143,750 Per Annum



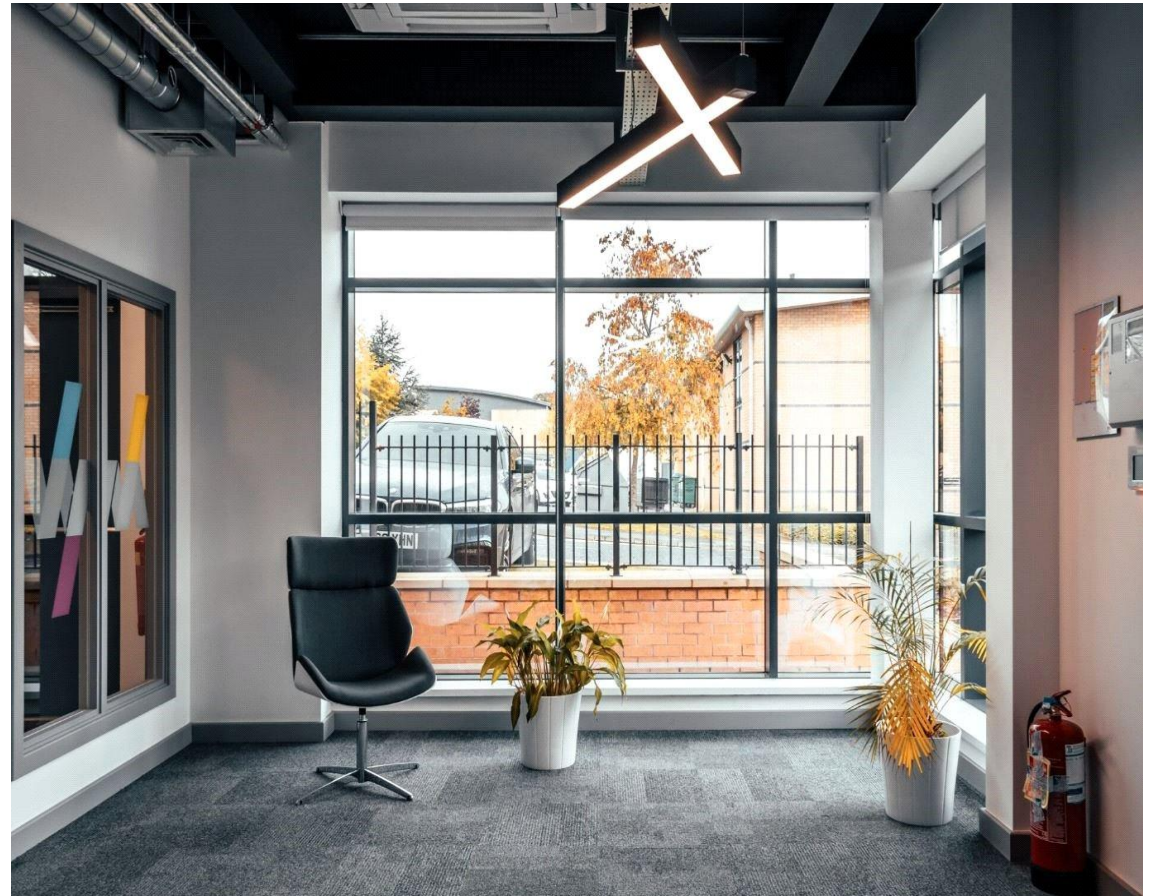
Description

Unit M3A is a high-quality, energy-efficient commercial unit within The Matrix, an innovative development located at the heart of Hornbeam Park, Harrogate's leading business community. Designed with flexibility and future growth in mind, the unit offers outstanding modern workspace suitable for a wide range of business uses — from production and light industrial to hybrid office operations.

Built to exceptional sustainability standards, The Matrix has been awarded a BREAM “Excellent” rating, with Unit M3A featuring state-of-the-art materials and systems that maximise energy efficiency and reduce operational costs.

Highlights:

- Approx. 14,500 sq. ft over three floors (excluding mezzanines)
- 9m eaves height with large roller shutter door
- LED lighting and ASHP-powered heating for maximum efficiency
- High-spec roof insulation (0.17 U value) with 40-year warranty
- Flexible layout adaptable for office, production, or storage use
- Full-height glazing delivering natural light and ventilation
- DDA compliant, with showers, breakout space, reception & meeting rooms
- Generous on-site parking allocation of 16 spaces, EV charging points, and cycle storage





Surrounded by landscaped grounds and a vibrant community of businesses, Hornbeam Park is more than just a workplace — it's a destination that inspires productivity, collaboration, and innovation.

The property is available by way of an assignment of the existing lease due to the existing occupier re-locating to a new site, albeit a new lease may be considered by negotiation.

Brief Terms

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rateable Value

Rateable Value: £102,000.

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.

VAT

The property is elected for VAT.

Services

All mains' services are connected to the property.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

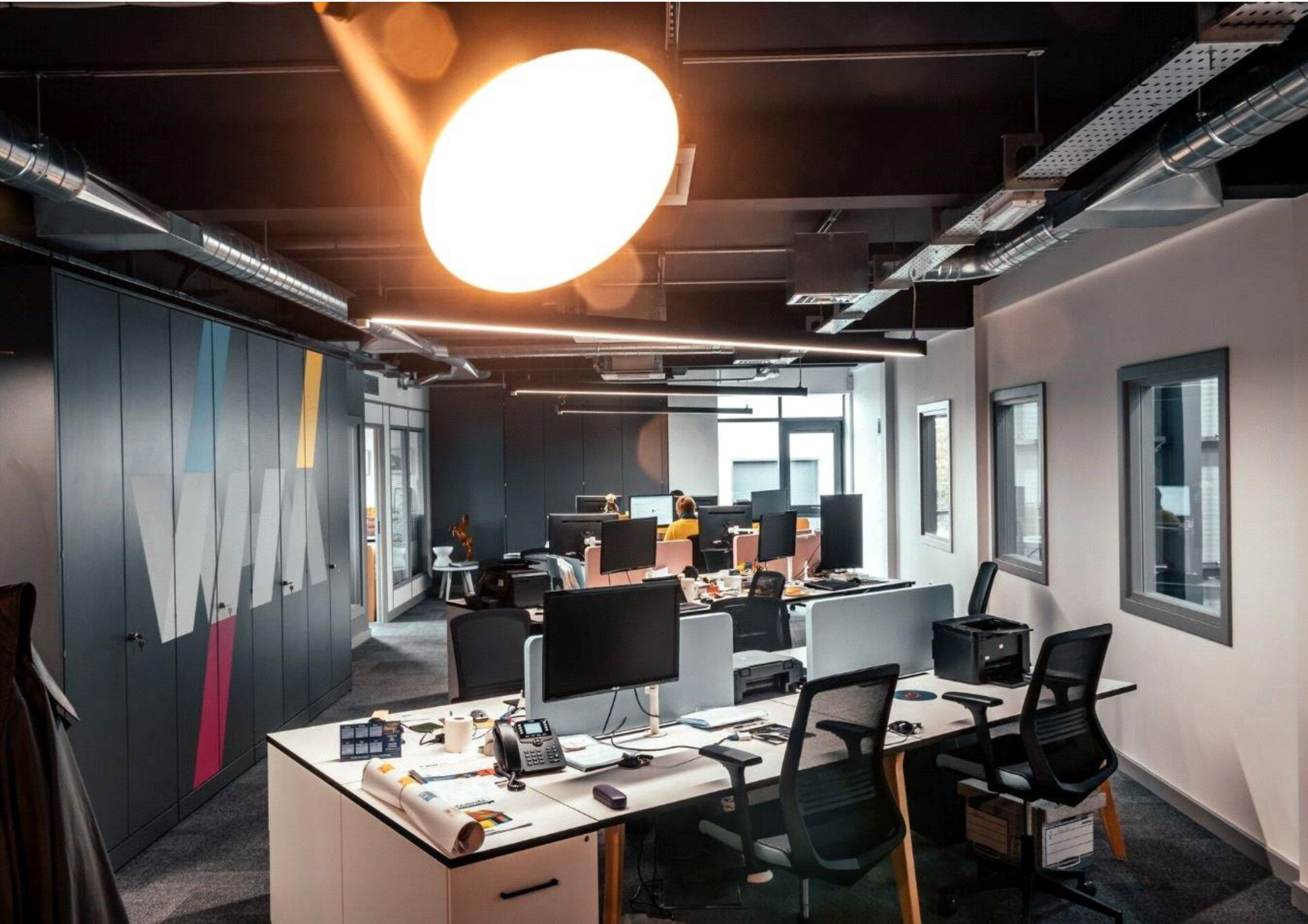
Planning

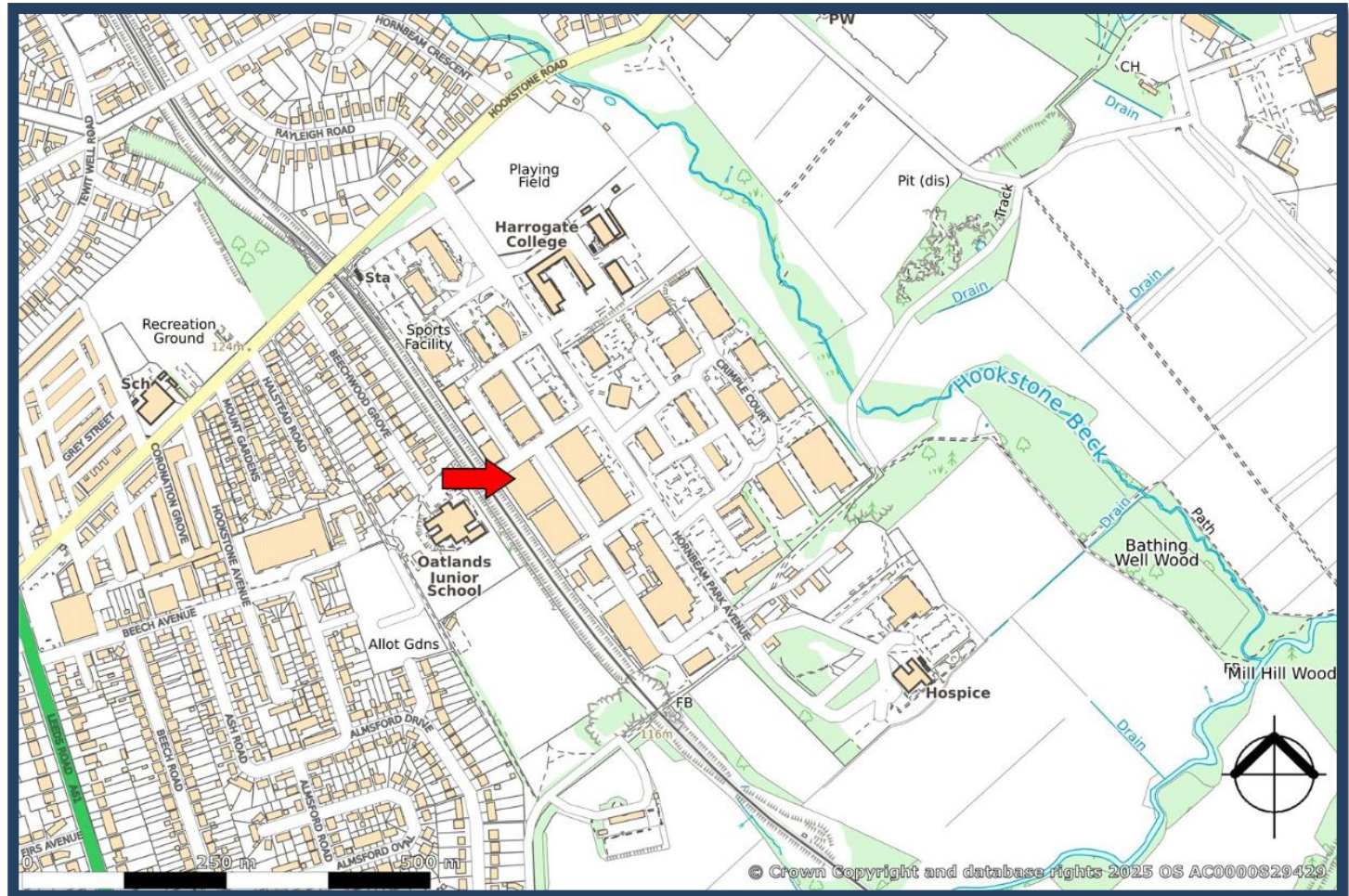
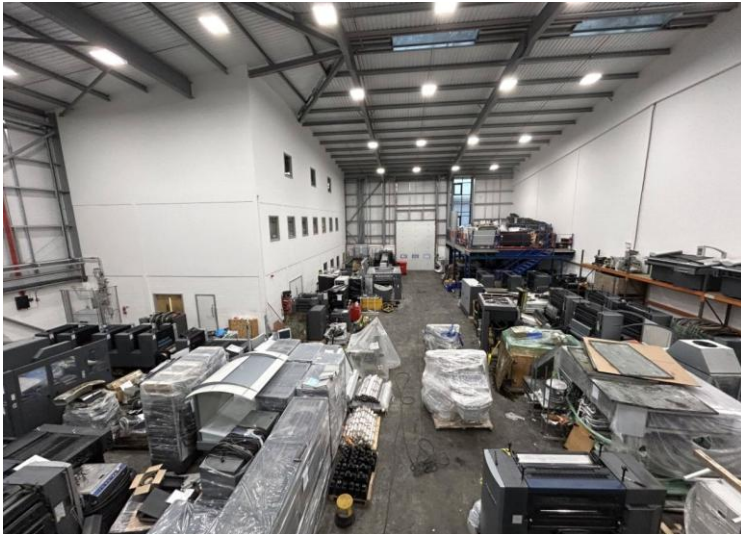
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Viewing

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







QUALITY TRUST VALUE



