



2 Greengate, Cardale Park
Harrogate, North Yorkshire, HG3 1GY

£650,000

Description

A superb and rare opportunity to acquire the freehold interest of this high quality spacious purpose-built Office building arranged over two floors and with floors and with a net internal floor area extending to 5755 sq. ft. Please see floorplan for gross area.

The current layout of the building lends itself to a single use occupancy with multiple employee capacity, or it could be divided into 4 smaller self-contained offices thus utilising the already located staircases, lifts and washroom facilities.

The property is suited for owner occupation or as an investment opportunity, we have recent market evidence of £12.50 to £15.00 per square foot (£134.00 to £161.00 Per square metre) being obtained for similar office buildings. The property has full mains power including gas, electricity, water, and mains sewerage connections.

In addition there are 22 allocated parking spaces directly outside the building and in a separate set of bays on the other side of the road.

The property represents an excellent investment opportunity or owner occupation fulfilment.

Cardale Park is a purpose-built office based business park located on the Western edge of Harrogate close to open countryside, Harrogate town centre is within 2 miles, Harlow Carr Gardens within half a mile including Betty's café and restaurant and the Pine Marten public house and Restaurant is within a level walking distance.



Tenure

Freehold. The property is available to purchase freehold, with vacant possession on completion.

Rateable Value - £62,500

Uniform Business Rate for 2024/25: 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.

Legal 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.

Services

All mains services are connected to the property.

VAT

VAT is payable on 90% of the purchase price, please see legal pack for further details.

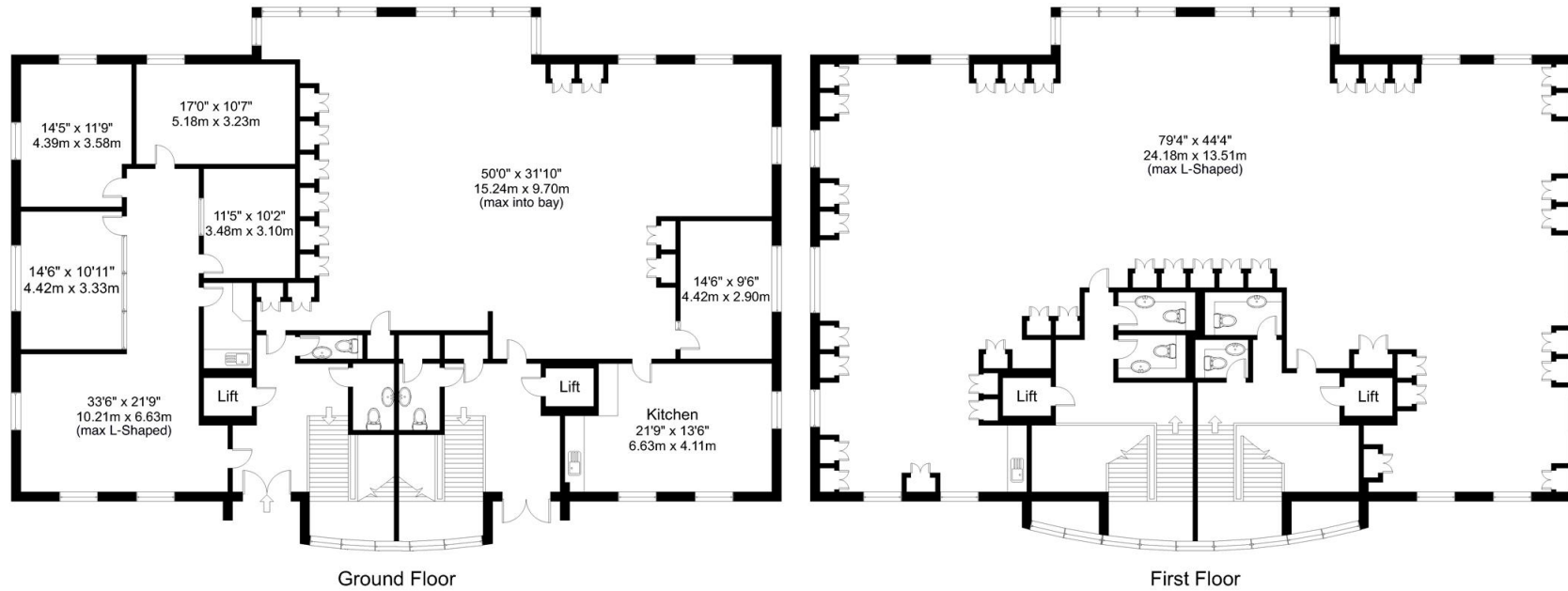
Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.









Gross internal floor area (approx.): 708.7 sq m (7,629 sq ft)

For illustrative purposes only.
Not to Scale. Copyright © Apex Plans.

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