

Suites 1 & 2, First Floor, Unit 3 Sceptre House, Hornbeam Business Park,
Harrogate, HG2 8PB



Self-contained office suite with dedicated car parking at Hornbeam Business Park

- First floor office suite with communal WC's and kitchen facilities
- Located only half a mile south of Harrogate town centre
- Gas central heating and carpeted throughout
- Intercom door access
- Dedicated car parking space and use of visitor spaces

Office
TO LET

488 sq ft
(45.34 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	488 sq ft
Rent	£9,000 per annum
Business Rates	We understand the suite will need to be re-assessed for rating purposed but the rateable value will be below the business rates threshold. The property should therefore be eligible for the small business rate relief (no rates payable) depending on the occupier's status.
Service Charge	£4.50 per sq ft
EPC Rating	C (52)

Description

Sceptre House comprises a modern detached three storey office building developed approximately 20 years ago at Hornbeam Business Park just half a mile south of Harrogate town centre. Hornbeam Business Park is a thriving and expanding business with educational campus adjacent to green belt countryside, positioned on the main rail link between York, Harrogate and Leeds. The property provides multiple self-contained office accommodation within its own landscaped grounds.

Accommodation

The accommodation comprises of the following

Name	Building type	Sq ft	Sq m	Rent	Availability
1st - Floor - Suite 2	Office	310	28.80	-	Available
1st - Suite 1	Office	178	16.54	-	Available
Total		488	45.34		

Terms

The suite is available on a new effective full repairing and insuring lease basis for a term of years to be agreed.

Planning class

B1

Legal costs

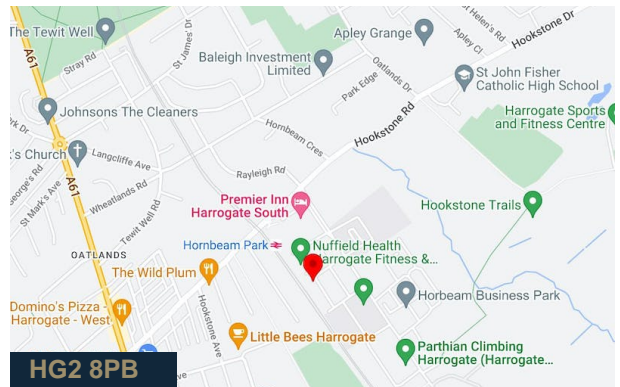
Any in going tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of £500.

VAT

We are advised that the property has been elected for VAT which will be payable.

Service Charge

The service charge of £4.50 psf is levied annually to cover the following costs: External repairs and maintenance, power and heating throughout the building, buildings insurance, water rates, grounds maintenance, cleaning of common areas and WC facilities and management costs.



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com