

Suite A The Studio, Cardale Park, Greengate, Harrogate, HG3 1GY



## Self contained architect designed office suite at Cardale Park

- Architect designed office premises at established business Park
- Self-contained ground floor office suite with its own entrance
- Open plan office area, private office and boardroom
- Dedicated WC and kitchen facilities
- Three car parking spaces in the car park

Office  
**TO LET**

**714 sq ft**  
(66.33 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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# Suite A The Studio, Cardale Park, Greengate, Harrogate, HG3 1GY

## Summary

Available Size	714 sq ft
Rent	£10,750 per annum
Rateable Value	£10,000
EPC Rating	B (45)

## Description

The Studio is a detached office building set within landscaped grounds of the Greengate Development at Cardale Park and offers a self contained ground floor office suite.

The suite offers a high quality specification including open plan office, private office and boardroom, dedicated WC and kitchen facilities and car parking.

## Location

The property is situated at Cardale Park, approximately two miles west of Harrogate town centre off the B6162 Otley Road. Cardale Park is one of Harrogate's most prestigious out-of-town business parks with the Greengate Development being one of the most recent high profile developments in the district.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Unit A The Studio	714	66.33	Let
<b>Total</b>	<b>714</b>	<b>66.33</b>	

## Terms

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

## Planning class

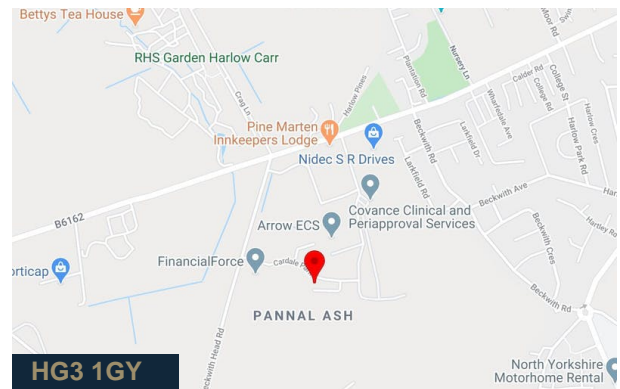
B1

## Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

The property will be elected for VAT and therefore VAT will be chargeable on the rent.



## Viewing & Further Information

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