

34, Harrogate Business Park, Freemans Way, Harrogate, HG3 1DH



Office accommodation at Harrogate Business Park on the edge of Harrogate Town Centre

- Self-contained office accommodation over two floors
- Combination of open plan and partitioned offices
- WC and kitchen facilities
- 9 car parking spaces
- Convenient edge of town location
- Easy access to bypass connecting to A59, A61 and A1 (M)

Office
TO LET

1,994 sq ft
(185.25 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	1,994 sq ft
Rent	£27,500 per annum
Rateable Value	£31,500
Service Charge	A service charge will be levied to cover the costs of management and maintenance of the common areas and external repairs to the building. Further details are available on request.
Car Parking	There are 9 car parking spaces available for the property as a whole.
VAT	Applicable
Legal Fees	The ingoing tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation.
EPC Rating	D (85)

Description

The premises are situated on the modern purpose-built Business Park known as Harrogate Business Park, located approximately 1 ½ miles to the south of Harrogate adjacent to the A661 Wetherby Road. This provides direct access to the Harrogate southern bypass and connections to the A61 Leeds Road to the south and the A59 York Road and A1(M) to the north.

Harrogate Business Park comprises of 8 two-storey self-contained semi-detached 'pavilion style' office buildings, built in the mid 1990's.

The ground floor entrance lobby provides access to the ground floor suite, the staircase to the first floor and a central service corridor, incorporating the stairwell, WC and kitchenette facilities. The property provides a combination of open plan and partitioned offices on the ground and first floor.

Location

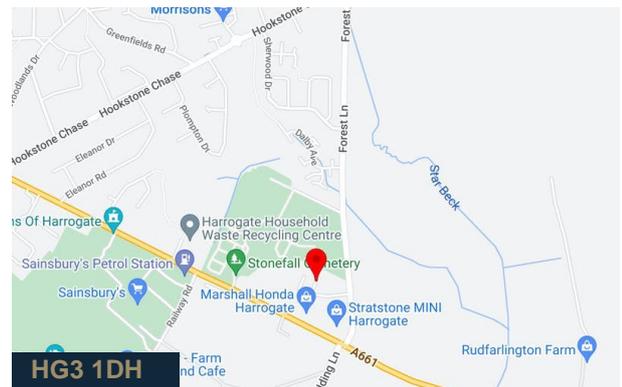
Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford Airport.

Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England. The resident population is approximately 73,576 (National Census Data 2011) within which there is a high socio-economic profile.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Floor Offices	830	77.11	Available
1st - Floor Offices	1,114	103.49	Available
Total	1,944	180.60	



Viewing & Further Information

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