

TO LET

GROUND FLOOR
UNIT 1
GREENGATE,
CARDALE PARK,
HARROGATE,
NORTH
YORKSHIRE
HG3 1GY

1,567 sq ft
145.57 sq m

- Established out of town office location
 - Modern specification office premises
 - 6 car parking spaces
-

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LOCATION

The premises are situated on the high quality Greengate Office Development at Cardale Park, approximately 1 mile west of Harrogate Town Centre.

Cardale Park is one of Harrogate's most prestigious out of town office locations, with nearby occupiers including Handelsbanken, InTechnology and Cardale Asset Management.

Harrogate is located 17 miles north of Leeds and 20 miles west of York and has close connections to the M1, A1M & M62. Leeds Bradford Airport is 15 miles to the south west and the mainline Railway Station provides excellent access to the national rail network.

DESCRIPTION

The property comprises a modern high quality ground floor office, benefiting from the following specification:

- full raised access floors
- suspended ceiling with integrated LED panel lighting
- comfort cooling
- gas fired central heating to wall mounted radiators
- fitted kitchen
- dedicated meeting/ board room
- security shutters
- 6 parking spaces

ACCOMMODATION

The accommodation provides the following Net Internal Areas:
Ground Floor: 1,567 sq ft (145.58 sqm)

Name	Size
Total	1,567 sq ft (145.57 sq m)

TERMS

The property is available To Let by way of a new effective Full Repairing & Insuring Lease for a term of years to be agreed.

RENT

The suite is available To Let with an Initial rent of £25,860 per annum exclusive.

SERVICES/SERVICE CHARGE

We understand all mains services are connected.

The tenant will make payment towards an annual estate charge during occupation. The estate charge covers items of repair and maintenance to common parts of the business park. The estate charge for period 01.1.2022 to 31.12.2022 was £790.

RATEABLE VALUE

Current: £18,750
Rates Payable: £9,356.25
Please note this is not the amount payable and excludes any transitional arrangement which may be applicable. We advise all interested parties to make their own enquiries of the local rating authority.

EPC

EPC - C62 . A copy is available on request.

LEGAL COSTS

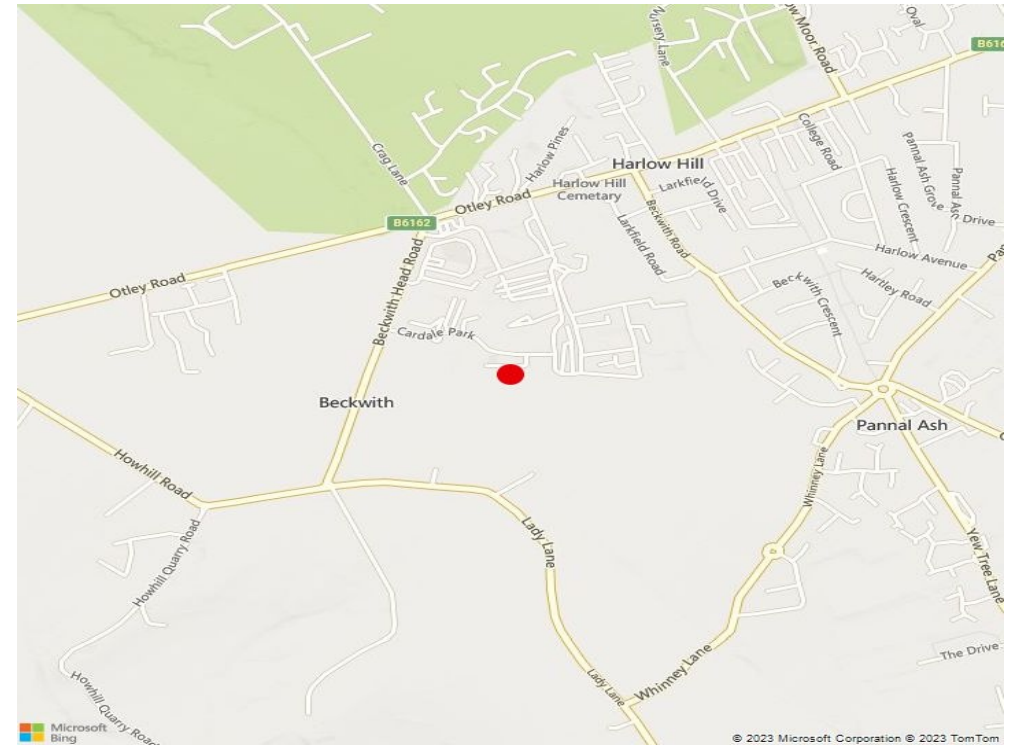
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with the Agents.



CONTACT

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