Unit i7a Hornbeam Park Oval, Harrogate HG2 8RB
1,931 sq.ft. (179.40 m^2)
plus mezzanine storage of 1,194 sq.ft.(110.92m^2)





Hornbeam Park is a modern business park, set within the beautiful spa town of Harrogate

The park offers a rare combination of easy access, high specification yet affordable office and industrial space, and prides itself on its ability to accommodate all business types from the smaller start-ups and independents, to a wide selection of larger thriving businesses. With a wide variety of on-site leisure facilities including hotel accommodation, fitness centre, restaurants and cafes, combined with an on-site rail link, which gives direct access to Leeds/York and Harrogate, Hornbeam Park is a thriving community for both business and leisure visitors alike. The green surroundings and community feel, offer an inspiring working environment for today's business.
At Hornbeam Park, the pleasure of working in well-designed and efficient buildings is matched by the impressive choice of on-site leisure facilities.

The unit

The building is a mid-terrace of portal steel frame, clad with part brick and part composite cladding with double entrance doors into the office section and with a single loading door leading into the warehouse area, via an electrically operated sectional shutter door, dimensions 5.11m by 3.25m.

Internally the property has a power float dust-proofed concrete floor with walls of painted blockwork to full height. There is a small kitchen area and WC within the warehouse area and a further teapoint in the ground floor office. A timber staircase leads to the first floor office and storage area.

The office area comprises a laminate floor to ground floor and vinyl tiles to the first floor area with aluminium framed double glazed windows and the entire warehouse is heated by a Powrmatic warm air blower. There is new LED lighting throughout.

To the front of the property, there are 2 parking spaces plus loading area. To the side of the property further 4 car parking spaces are available side of the property further car parking spaces are available.

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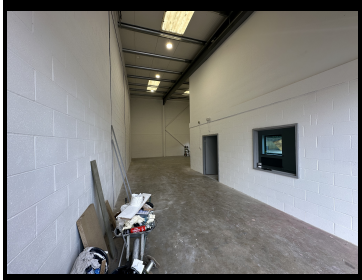
INDUSTRIAL /STORAGE

1,931 SQ.FT. (179.40 M²)

TO LET



Ground floor industrial / warehouse and loading



Loading bay workshop

The property incorporates:-

- ✓ Aluminium framed double glazed windows
- ✓ Tinted solar reflective glazing
- ✓ 6m eaves with full height sectional access door
- ✓ Gas fired central heating to office and warm air heating to the main warehouse
- ✓ Perimeter sockets to cater for telephone, power and computer.
- ✓ New LED lighting throughout
- ✓ One open plan reception show area office, & toilet at ground floor
- ✓ First floor office ands small store
- ✓ Laminate floor to ground and vinyl tiles to first floor office areas
- ✓ Burglar Alarm

Accomodation

	Net lettable Areas	
Ground floor production/ warehouse	1,173 sq.ft.	(108.98 m^2)
Ground floor office/ workshop	364 sq.ft	(33.82 m^2)
First floor office (fitted by previous tenant)	394 sq.ft.	(36.60 m^2)
Total	**1,931 sq.ft.**	**(179.40 m^2)**

Car Spaces Total 6 (2 plus loading area in front of the unit plus 4 additional spaces)

Lease Terms

A minimum term of 5 years on full repairing and insuring terms. The tenant is responsible for the internal repairs and decoration and via service charge for the exterior, common parts and landlord's insurance cost.

Rent

£25,000 p.a. exclusive.

Service Charge

There will be a service charge to cover the external & common area maintenance, security, lighting and other landlord's services. It is estimated that the current year's charge will be c. £1,100 to March 2027. Annual buildings insurance cost £266.69.

Uniform Business Rates

The tenant to pay rates direct to the Local Authority. Current RV £15,250 wef April 2026. The rates payable assuming non leisure use will be £6,588.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT, unless expressly stated. You are advised to consult your accountants for further information.

Energy Performance Certificate

The Energy Performance Asset Rating is Band B (). A full copy of the EPC is available for inspection if required.

Costs

Each Party will be responsible for their own legal and other costs incurred in this trasaction.

Viewing and further information



CONTACT -Chris Robbins
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ROBBINS ASSOCIATES



First floor offices



Groubnd floor office/ deception office

VIEWING

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