TO LET

42 HARROGATE BUSINESS PARK, 42 HARROGATE BUSINESS PARK, HARROGATE, NORTH YORKSHIRE HG3 1DH

3,129 sq ft
290.68 sq m

- On site car parking
- Self contained office
- Landscaped business park
- Good road links

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LOCATION

Harrogate is a busy commercial centre approximately seventeen miles north of Leeds and twenty two miles west of York, with good connections to the A1. Leeds / Bradford International Airport is within twenty minutes drive.

Harrogate Business Park is located approximately one and a half miles south-east of Harrogate Town Centre adjacent to the A661, providing direct access to the Harrogate Southern Bypass and connections to the A61 Leeds Road to the south and the A59 York Road and the A1(M) to the north.

DESCRIPTION

The Business Park comprises eight two storey self contained semi-detached office buildings of brick construction with pitched tiled roofs, set in landscaped surroundings. Internally, the subject accommodation has been fitted out to a modern specification and has a predominantly open plan layout with partitioned office and meeting rooms.

ACCOMMODATION

The available accommodation extends to the following net internal floor areas:

Name	Size
Ground floor	1,458 sq ft (135.45 sq m)
First floor	1,671 sq ft (155.24 sq m)
Total	**3,129 sq ft (290.68 sq m)**

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

POA

EPC

The property has an EPC C.

LEGAL COSTS

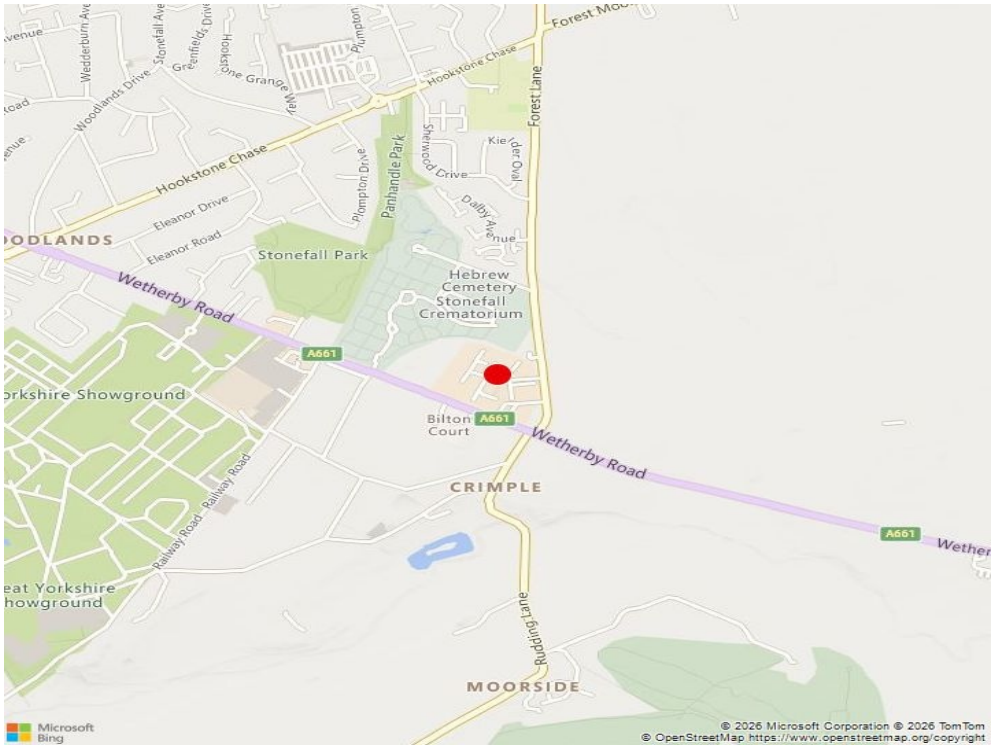
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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RICS

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