



Bowcliffe

TO LET

High Quality Ground Floor Office suite
1,567 sq ft (145.58 sq m)



Unit 1 Greengate,
Cardale Park
Harrogate
HG3 1GY

LOCATION

Unit 1 Greengate is located at one end of Cardale Park which comprises of a mixture of bespoke and contemporary offices. Cardale Park is one of Harrogate's premier business parks which is located approximately 1 mile West of Harrogate town centre.

Cardale Park provides good connectivity to the A59/A61 and is approximately 11 miles West of the A1(M) and connections to the national motorway network thereafter.

Other occupiers on the park include Handlesbanken, InTechnology, Vocalink, VP Plc, Cardale Asset Management.

DESCRIPTION

Unit 1 Greengate, Cardale Park offers a modern self-contained office accommodation at ground floor level benefitting from the following specification: -

- Full raised access floors
- Suspended ceilings with integral lighting
- Comfort cooling
- Predominantly open plan floor with individual meeting/board rooms.
- Fully carpeted
- Kitchen
- Male/Female WC's
- Gas fired central heating system
- Covered cycle parking
- Security shutters on windows and main door.
- 6 parking spaces

ACCOMMODATION

The accommodation provides the following approximate area: -

Ground floor - 1,567sq ft (145.58 sqm)

TERMS

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at asking rent of £16.50 per sq ft per annum exclusive.

ESTATE CHARGE

An estate charge is in place for the maintenance and upkeep of the common parts of the business park.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

The property is registered for VAT and so VAT will be chargeable on the rent.

BUSINESS RATES

The accommodation is listed on the Valuation Office Agency as having a Rateable Value of £20,250 per annum exclusive.

For further information please contact the Business Rates Department at Harrogate Borough Council - 01423 500 600

EPC

An EPC is available upon request.

FURTHER INFORMATION

For further information or to make an appointment to view please contact the sole letting agents, Bowcliffe.

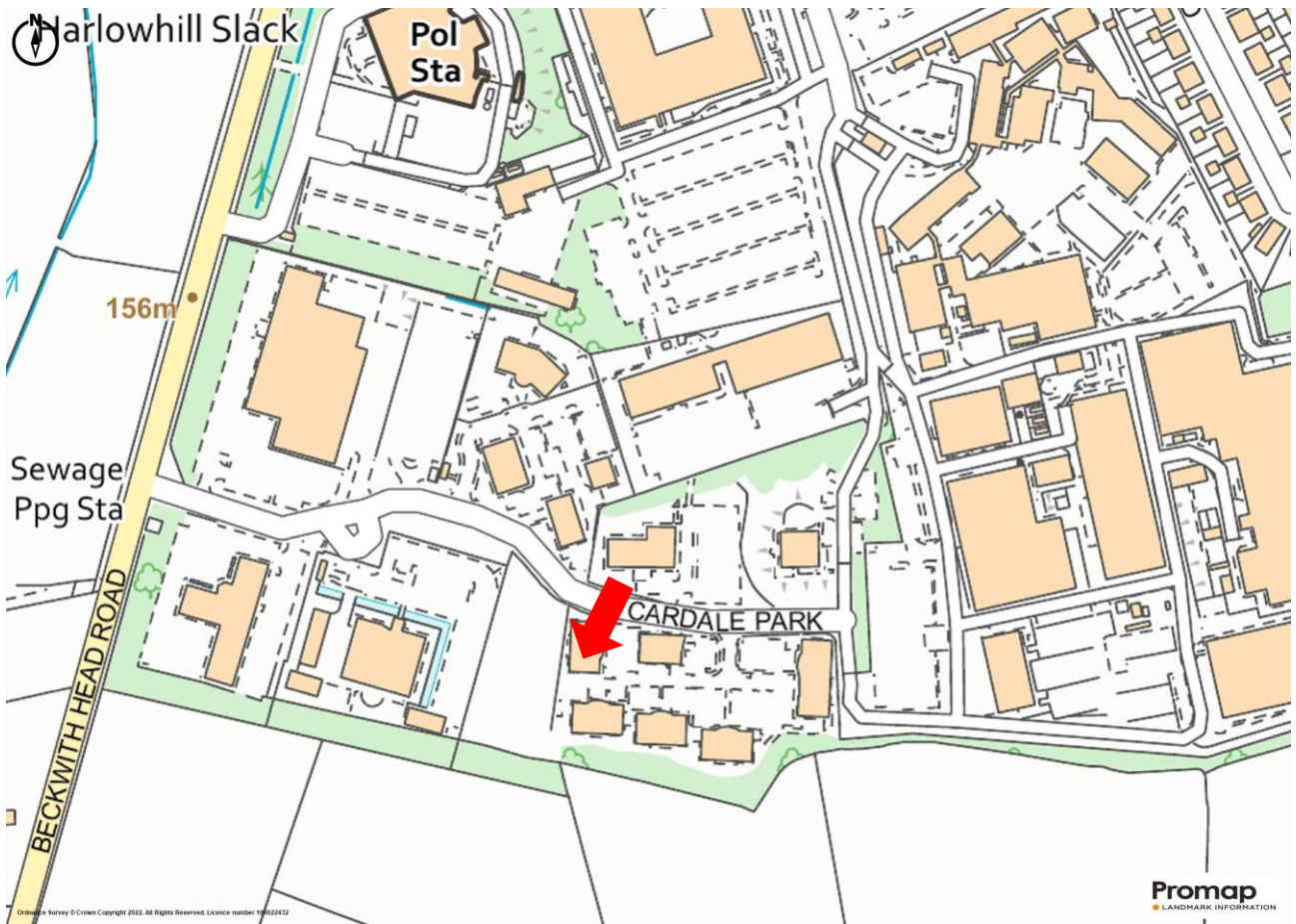
Bowcliffe

Contact: Matthew Tootell

Tel: 0113 245 2452

Email: mt@bowcliffellp.com

Subject to Contract



THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.