

First Floor Offices, 1 Cardale Park,  
Harrogate, HG3 1RY



**SERVICED OFFICES /  
PHASE 3**

**Rent (from) £24,000 PA**

## **Description**

An opportunity to lease serviced office accommodation which is currently undergoing full refurbishment works as part of the next phase of this prestigious development of serviced offices. This particular phase will offer larger spaces ranging from 600 to over 1,000 sq ft. The suites will benefit from excellent natural light and views spanning over rural Harrogate.

The space itself will be fitted to the highest standard with modern LED lighting, an abundance of natural light, neutral carpets and gas central heating. The offices will come with allocated parking, the amount to be agreed. Access to the office will be through a common staircase and the property will also benefit from lift access. The rent is offered on a serviced all-inclusive basis including utilities and internet, among other benefits. Additional benefits include Mackenzies delicatessen who have recently opened on site.

## **Tenure**

Leasehold. New, flexible terms to be negotiated.

## **Rates**

Rateable Value: TBC.

Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

## **Costs**

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

Included with the all inclusive rents

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable.

## **Viewing**

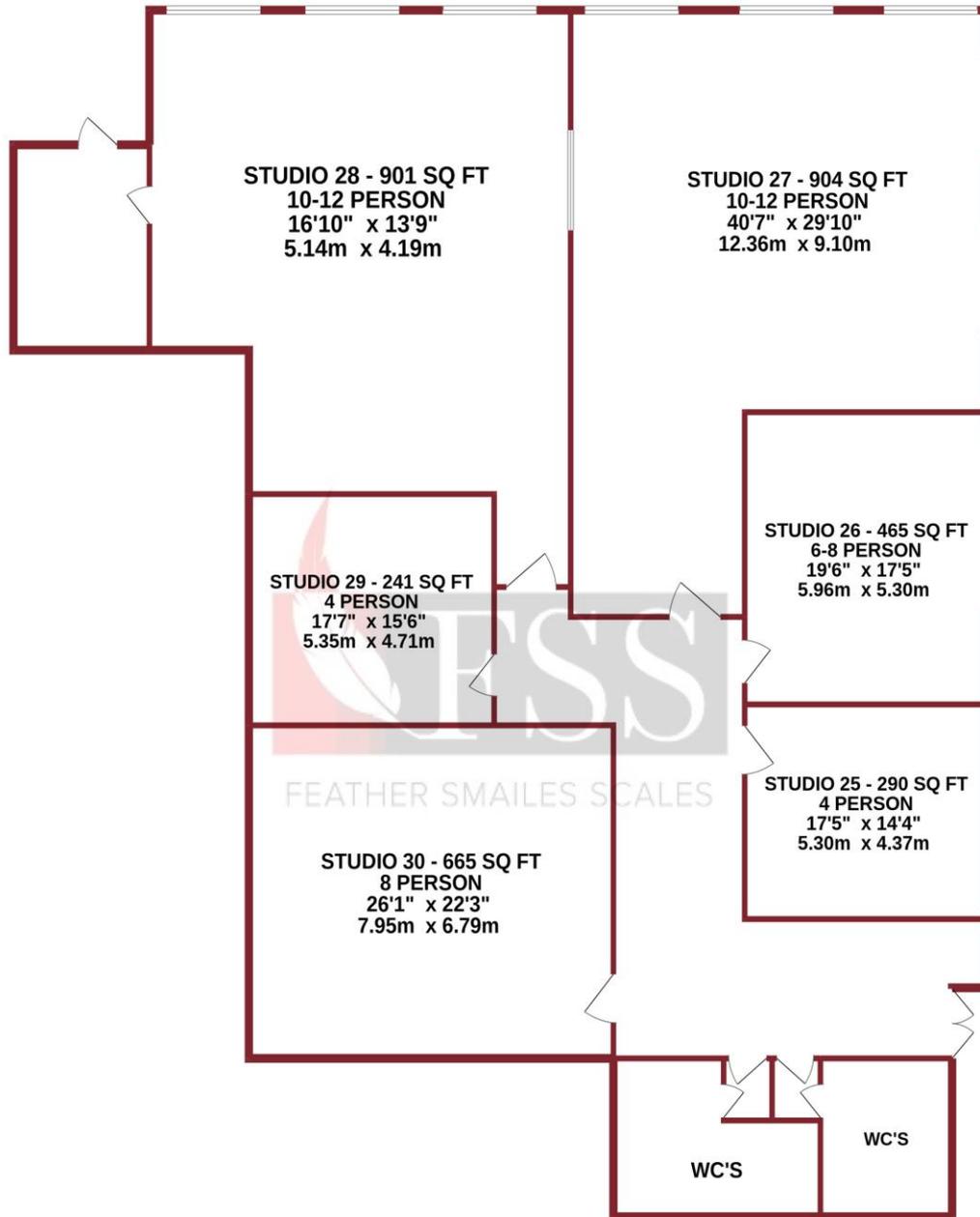
If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

## **Directions**

Leave Harrogate town centre on the B6162 Otley Road continue to Harlow Hill and turn left after the Pine Martin Public House. Cardale Park is then a turning on the left and the subject premises is the first left in the development.



**FIRST FLOOR**  
4245 sq.ft. (394.4 sq.m.) approx.



TOTAL FLOOR AREA : 4245 sq.ft. (394.4 sq.m.) approx.  
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