

Unit 23 Fields Edge Offices,
Haggs Farm, Follifoot,
Harrogate, HG3 1EQ



**NEWLY DEVELOPED OFFICE
UNIT WITH PARKING**

Rent £9,850 PA

Description

Fields Edge offices are the latest addition to the Haggs Farm Business Park development. The offices sit on the very edge of Rudding Estate fields and farmland, enjoying lovely countryside views but having all of the benefits of being in an established business park.

The Fields Edge building has been constructed to a contemporary design, maximising views where possible and is attractively cedar clad with a natural sedum roof. Each of the four office units are approximately 400 sq ft in size and have their own kitchenettes, WC facilities and are heated by air source heat pump. Each ground floor, self-contained unit has doors to front and rear, the rear door giving access to a small private terrace with views across the wildflower planting to the fields.

The new offices benefit from the great communications the business parks location provides, as well as enjoying high speed internet, CCTV security and ample car and bicycle parking. Charging points will be available for electric cars.

The Haggs Farm Business Park on the Haggs Road, Follifoot, has fantastic road access to Harrogate, Leeds, York, Leeds Bradford Airport and the A1(M). Pannal & Starbeck train stations are nearby, both offering good access to the National Rail Network.

Fields Edge office units should be available for occupation now. Please see floorplan for current availability.

Tenure

Leasehold. New terms to be negotiated.

Service Charge

10% of the annual rent to cover the maintenance of the common areas and facilities.

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.

Rates

Rateable Values: TBC.

Uniform Business Rate for 2022/23: £0.512.

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

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Directions

The property occupies a semi rural location on the renowned Haggs Farm Business Park, between Follifoot and Spofforth, approximately 3 miles to the South of Harrogate town centre.

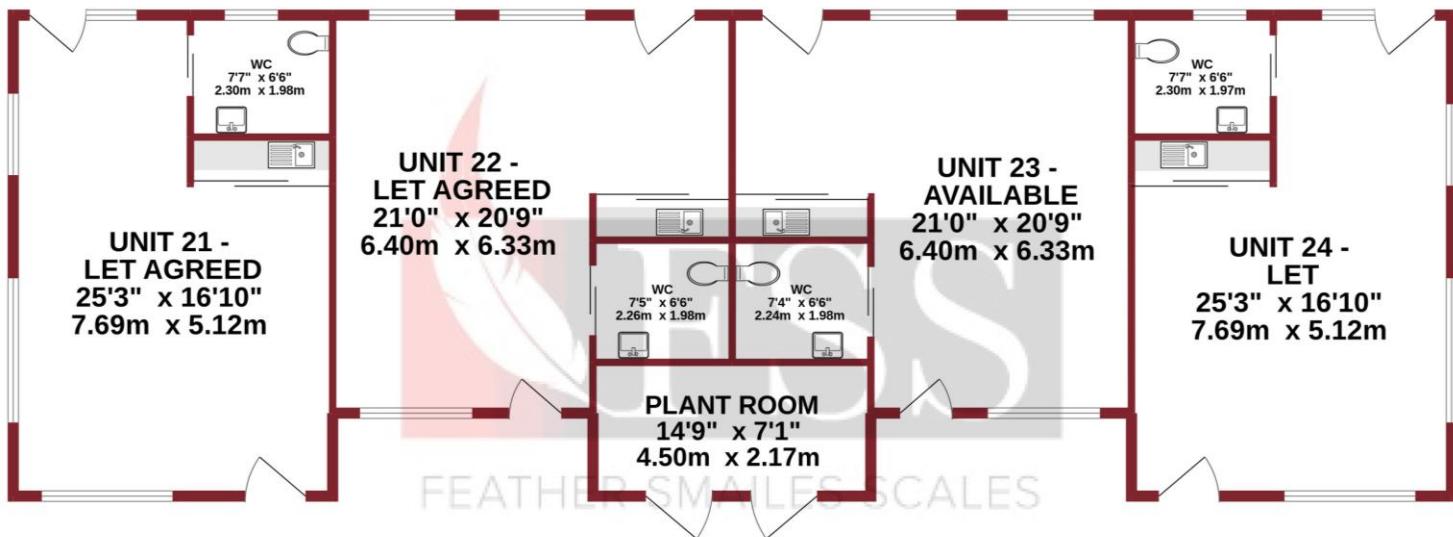
Viewing

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



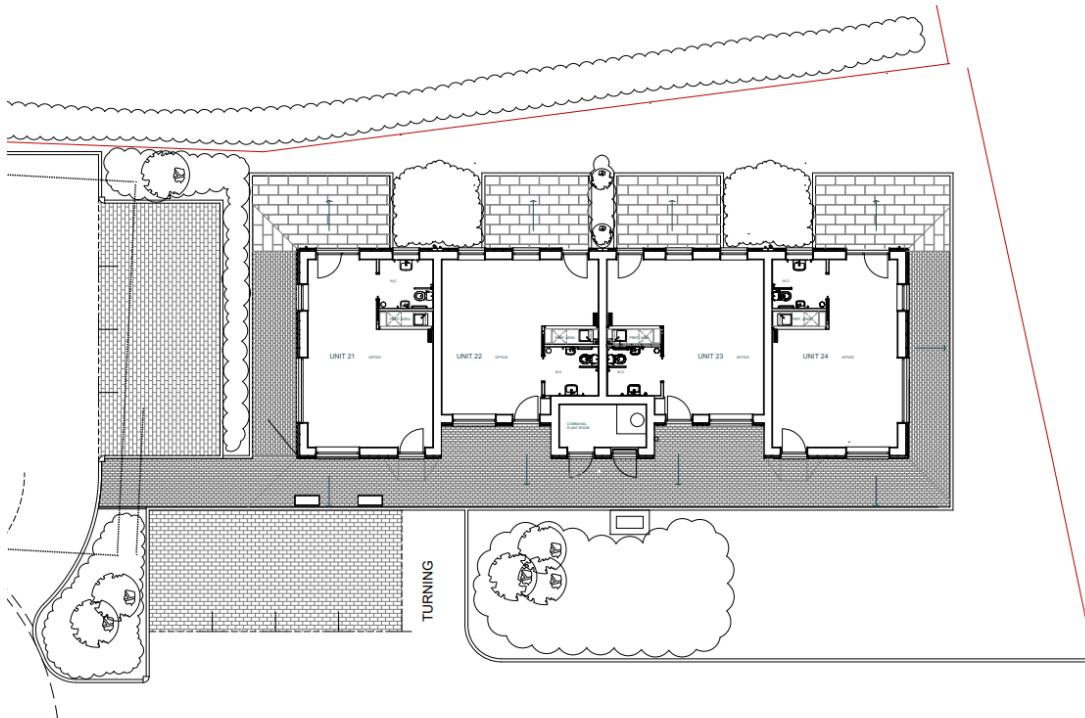
GROUND FLOOR

1832 sq.ft. (170.2 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

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