

Ground Floor, 5 Greengate,
Cardale Park, Harrogate, HG3 1GY



**GROUND FLOOR OFFICE
ACCOMMODATION**

£30,000 PA

Description

5 Greengate provides excellent grade A office accommodation located at one end of Cardale Park in an area that is home to a number of bespoke and contemporary self contained office buildings.

The subject premises comprise a quality designed, self contained office building set in landscaped grounds with ample car parking. The building itself benefits from modern features including feature glazed atrium and reception area, modern LED lighting, gas central heating and modern carpets and neutral décor throughout.

The ground floor offers a combination of open plan and cellular offices, the layout can be seen in the floorplan overleaf but includes dedicated WC facilities, kitchenette and boardroom directly off the shared glazed atrium.

Location

Cardale Park is one of Harrogate's prestigious out of town office locations, approximately 1 mile West of the town centre with many national companies close by, including Handlesbanken, InTechnology, Vocalink and VP Plc.

Costs

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

Tenure

Leasehold. New terms to be negotiated.

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 Value: TBA.

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.

Viewing

Strictly by appointment with the agent Tel: 01423 501211.

Services

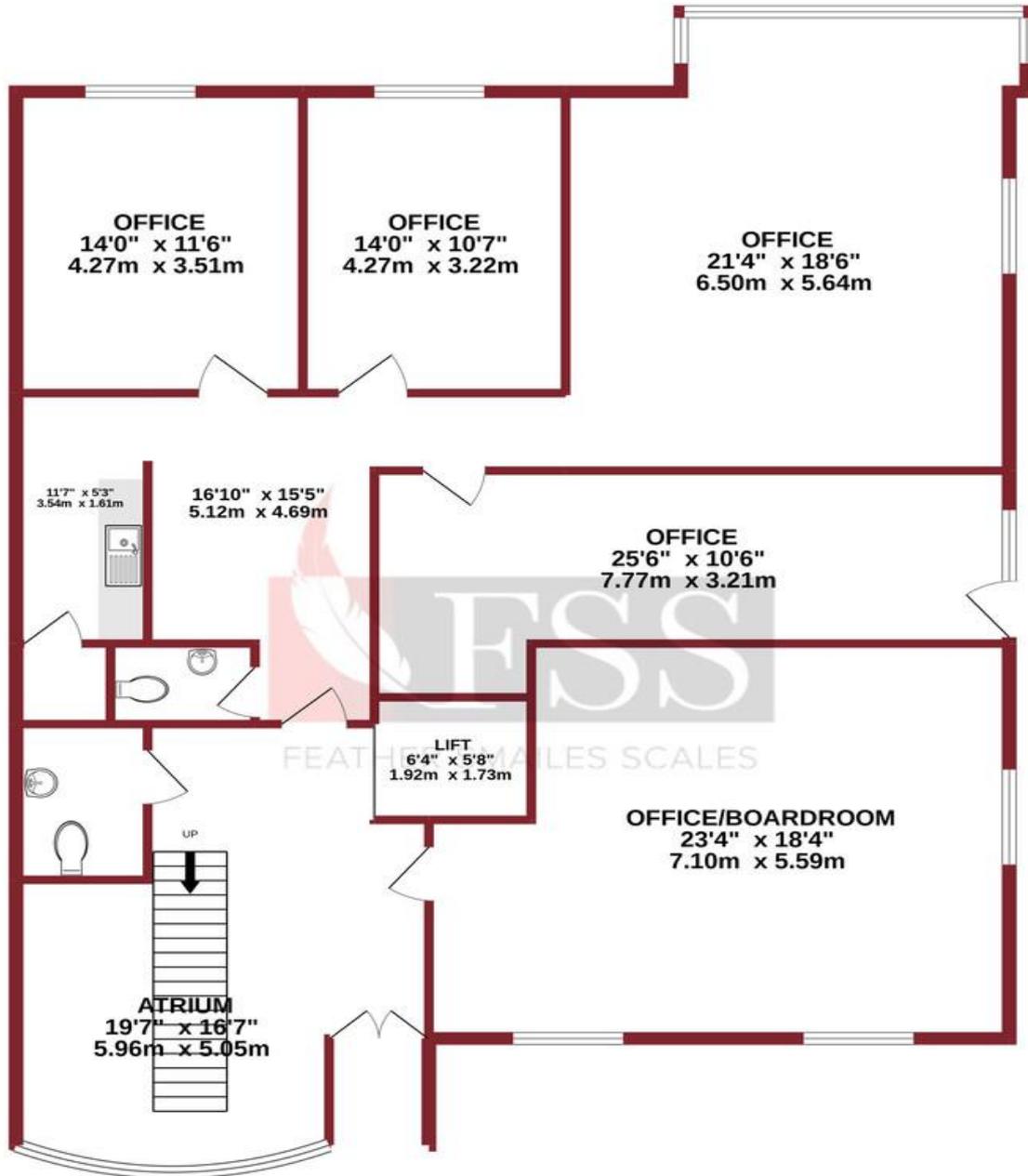
All mains services are connected to the property.

VAT

All figures quoted are deemed exclusive of VAT where applicable.



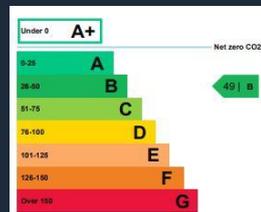
GROUND FLOOR
1897 sq.ft. (176.3 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.3 sq.m.) approx.
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