

Office

Air-conditioned office space

To Let

1 Cardale Park, Beckwith Head Road, Harrogate, HG3 1RZ



- 2,433 sq ft to 8,321 sq ft with onsite parking
- Within close proximity to Harrogate Town Centre
- Available to let on flexible & competitive lease terms

Location

1 Cardale Park is located on Cardale Business Park, west of Harrogate Town Centre. The business park is situated approximately 15 miles north of Leeds, 20 miles west of York, 11 miles west of the A1 (M) and 9 miles from Leeds Bradford Airport.

Harrogate is one of the largest commercial centres in North Yorkshire and has the leading Conference and Exhibition centre in the North of England. The population is approximately 160,000 with a catchment population in the order of 500,000 within a 40 minute drive time within which there is a high socio-economic profile.

Situation

Cardale Park is located approximately 2 miles east of Harrogate Town Centre with easy access to the A61 Leeds/Harrogate Road and Wetherby Road both of which connect to the Southern By-Pass providing access to the A1 (M).

Cardale Park is a thriving business campus adjacent to the green belt countryside. Other occupiers include Bramall Properties Limited, Holf Investments Limited, Winterquay Limited, MYA Ltd and Intechology Limited. Harrogate and Ripon are well served with regular local services to Leeds and York.

Description

1 Cardale Park is a 2 storey modern office building providing a range of office accommodation let to various tenants. The vacant office suites are accessed via a feature reception area and benefit from the following specification:

- Comfort cooling
- Perimeter trunking for power and data
- Suspended ceiling with Cat 2 lighting
- Intercom door entry system
- High car parking ratio
- Kitchen facilities

Services

A service charge will be payable to cover the upkeep of the common parts, building insurance and external site maintenance. Further details available upon request.

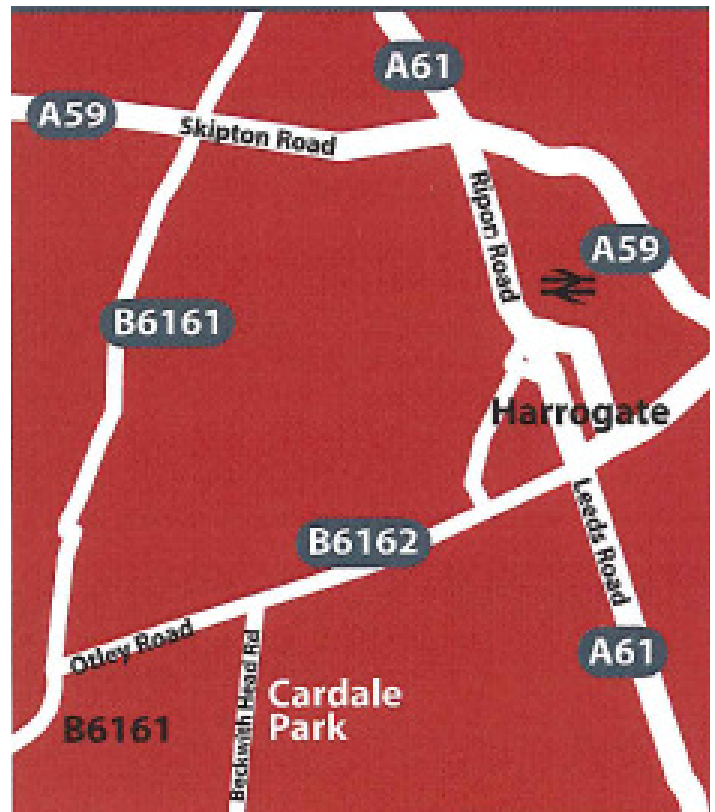
Business Rates

Interested parties are requested to make their own enquiries with Harrogate Valuation Office Agency (VOA).

The current small business rates multiplier for 2015/16 is £0.493

Terms

The property is available by way of a sub lease on flexible & competitive terms.



VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewing and Further Information

Viewing is strictly by prior appointment with sole agents WSB

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