



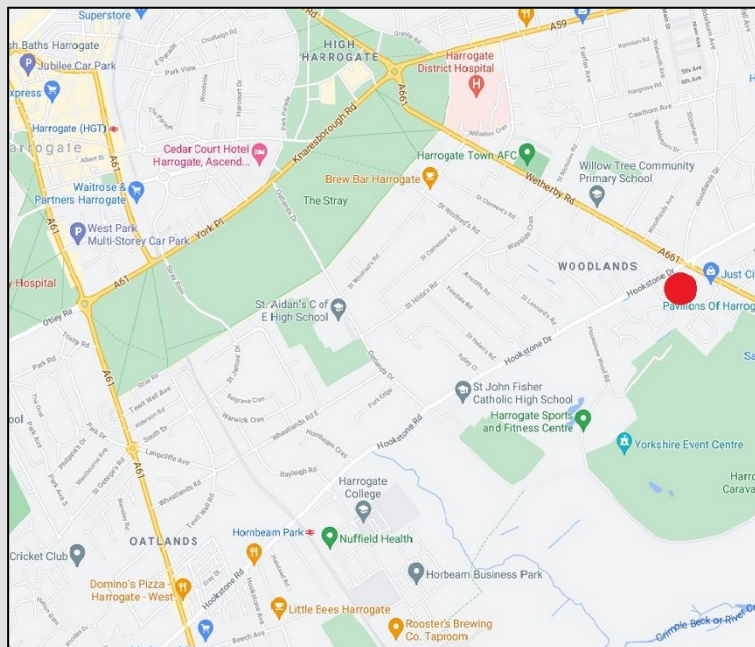
# To Let – The Power House

156 Hookstone Drive, Harrogate HG2 8PF

## Property Features

- Unique, character office property of 950 sq ft + car parking
- Prominent building close to Harrogate town centre
- Combines open plan office space with meeting room & kitchen
- Available to let by way of a new lease





## Location

The Power House is prominently located fronting Hookstone Drive to the south of the popular Harrogate town centre.

The property's convenient location offers easy vehicular access and is well served by regular bus services running to and from Harrogate town centre. Hornbeam Park railway station is 10 mins walk and Harrogate station is 15 mins walk, with trains running between Leeds and York. Harrogate offers a thriving range of amenities including retail, cafes, restaurants and bars/public houses.

## Description

The Power House is a unique period building that has been sensitively and stylishly converted to provide high quality, self-contained office space.

The present layout comprises a ground floor open plan office with kitchen and toilets and at first floor, the suite is divided into private offices and meeting space. This attractive office property is ideally suited for a business looking for their own, self-contained office building within easy reach of the town centre.

Finished to the very highest standard, the property comprises the following features:

- Self-contained, private office of 950 sq ft.
- A combination of open plan & individual offices.
- Finished to a high standard throughout
- Air conditioning
- Fitted kitchen
- Male and female toilets
- Dedicated private car parking with EV charging point

## Viewings & further information:

Viewing is strictly by prior appointment with sole agents WSB:

**Robin Beagley**

07733 895927

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**Duncan Senior**

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## Car Parking

There is a private car park to the front of the property, with an electric car charging point and space for up to 6 cars if triple parked.



## Accommodation

The Power House provides a net internal area of 950 sq ft (1st floor 497 sq ft and the ground floor 453 sq ft)

## Terms & Quoting Rent

The property is available to let by way of a new Full Repairing & Insuring lease for a term of years to be agreed at a rent of **£19,000 + VAT**.

## VAT

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

## Rateable Value

Under the Valuation Office Agency's website 2017 list The Power House has a rateable value of £8,800.

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