

TO LET / FOR SALE

UNIT 5
GREENGATE,
CARDALE PARK,
HARROGATE,
NORTH
YORKSHIRE
HG3 1GY

**3,939 sq ft
365.93 sq m**

- Modern Office Property
- Rare Freehold Opportunity
- High quality fit-out throughout.

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LOCATION

The property is situated on Cardale Park, Harrogate. Cardale Park is a well established and sought-after location approximately 1.5 miles West of Harrogate town centre.

Harrogate is located 17 miles north of Leeds and 20 miles west of York and has close connections to the M1, A1M & M62. Leeds Bradford Airport is 15 miles to the southwest and the mainline Railway Station provides excellent access to the national rail network.

DESCRIPTION

The property comprises a modern, two storey purpose-built office.

The property is of steel frame construction with a part brick and part curtain wall facing elevations. The premises has a single pitch roof which has a metal clad covering with the added benefit of PV cells mounted to the roof.

The property is accessed via an impressive double height glazed lobby. The unit offers a mix of open plan accommodation with an open plan fully fitted kitchen / break out area with integrated board room and meeting rooms partitioned on the ground floor.

The property is to be sold with the benefit of the existing high quality fit-out enabling an incoming occupier to 'plug and play'.

Briefly, the property benefits from the following specification:

- Raised access floor
- Suspended ceiling
- Central heating to wall mounted radiators
- lift access
- W/C's to each floor
- Roof mounted PV cells
- external decking / staff seating area.

The property benefits from 17 car parking spaces.

ACCOMMODATION

Name

Ground 1,959 sq ft (181.99 sq m)

Floor

First Floor 1,980 sq ft (183.94 sq m)

Total

3,939 sq ft (365.93 sq m)

TERMS

The Freehold / Long leasehold titles are available For Sale. For further details, please contact the Agents.

RENT/PRICE

Please contact the agents for further details.

RATEABLE VALUE

Current: £41,250

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

EPC

The property has an EPC rating of C-57.

LEGAL COSTS

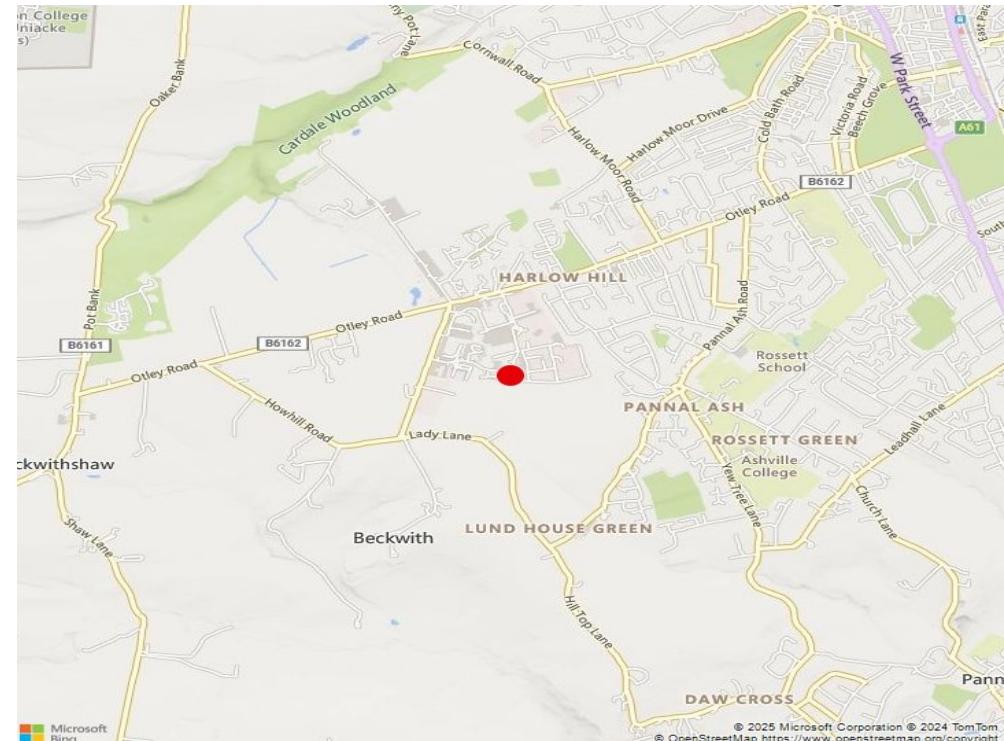
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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IMPORTANT INFORMATION

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