

TO LET Office

First floor, 1 Cardale Park
Harrogate HG3 1RZ



CONTACT

Colin Steele

Rapleys LLP

07860 749034

colin.steele@rapleys.com

Duncan Senior

WSB Property Consultants

LLP

0113 2341444

dsenior@wsbproperty.co.uk

£10.00 per sq ft

First floor offices

2,433 sq ft to 8,321 sq ft

Up to 38 car parking available (1:219 sq ft)

1.5 miles from Harrogate town centre

Established campus business park

rapleys.com

0370 777 6292

TO LET Office

First floor, 1 Cardale Park
Harrogate HG3 1RZ

CONTACT

Colin Steele
Rapleys LLP
07860 749034
colin.steele@rapleys.com

Duncan Senior
WSB Property Consultants
LLP
0113 2341444
dsenior@wsbproperty.co.uk

Location

Harrogate is an attractive spa town in North Yorkshire with a population of 76,000 and a catchment of 220,000. It lies 17 miles north of Leeds and 20 miles west of York, with good connections to the A1(M), M1 and M62. The town is situated on the Leeds – York commuter line, offering regular trains to both destinations.

The property is located on the popular Cardale Park, which is a well established campus business park approx. 1.5 miles west of Harrogate town centre via the B6162 Otley Road and Beckwith Road. The park is the premier out of town location in Harrogate with a range of properties and occupiers including **VibroPlant, MYA, inTechnology** and **RBS**.

Description

1 Cardale Park is a two storey building providing a range of accommodation, let to various tenants including MYA, Pinnacle Data and The Little Gym.

The office space provides a total of 773.04 sq m (8,321 sq ft), which can be divided into two smaller spaces of circa 226.03 sq m (2,433 sq ft) and 747.01 sq m (5,888 sq ft). The suite has the following specification:

- Suspended ceiling/recessed lighting
- Perimeter trunking
- Kitchen
- Intercom entry control
- Generous parking 1:219 sq ft

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
First Floor	773.04	8,321

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. .

Tenure

Our client has an effective full repairing and insuring lease until 31st July 2021 at a passing rent of £126,604 pa.

Terms

Rental offers for the whole or parts of the accommodation are invited for a new sub lease/s at £10.00 per sq ft, up to July 2021, following the form of the head lease but granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Alternatively, a longer lease term may be available by separate negotiation with the landlord.

Rating

We are advised that the Rateable Value for the property is £124,000 and the UBR for 2018/19 is 49.3.p and the Pt suite 10 is £5,800, 0.48p is in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.2010.voa.gov.uk.

TO LET Office

First floor, 1 Cardale Park
Harrogate HG3 1RZ

CONTACT

Colin Steele

Rapleys LLP

07860 749034

colin.steele@rapleys.com

Duncan Senior

WSB Property Consultants

LLP

0113 2341444

dsenior@wsbproperty.co.uk

Energy Performance

Energy Performance Asset Rating: F.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through joint agents.



rapleys.com

0370 777 6292

TO LET Office

First floor, 1 Cardale Park
Harrogate HG3 1RZ

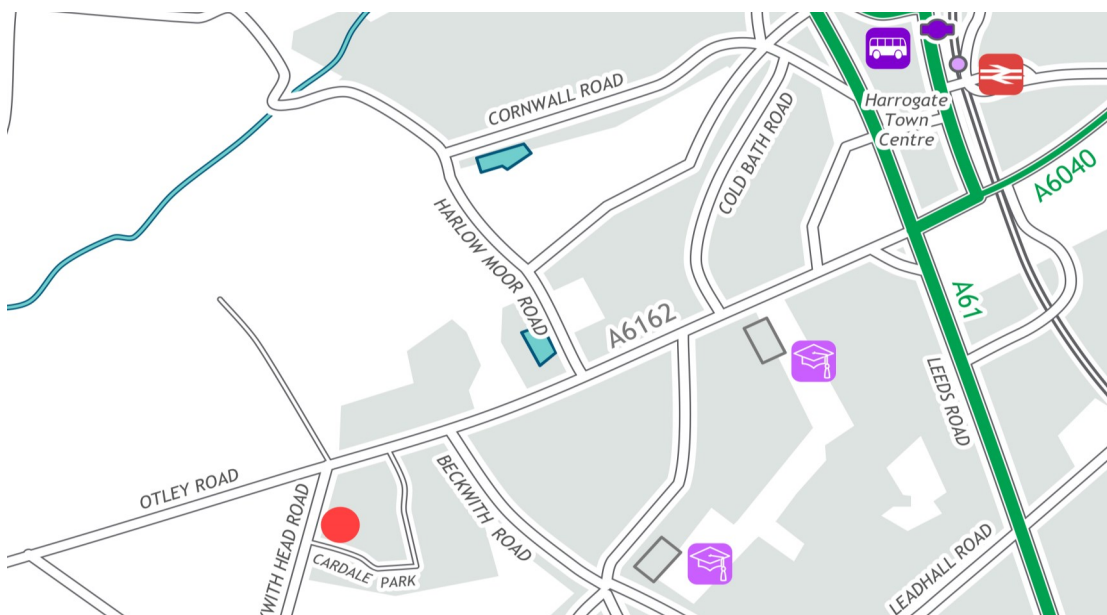
CONTACT

Colin Steele

Rapleys LLP
07860 749034
colin.steele@rapleys.com

Duncan Senior

WSB Property Consultants
LLP
0113 2341444
dsenior@wsbproperty.co.uk



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in June 2016.