



AVAILABLE TO LET

9 Hornbeam Square South

9 Hornbeam Square South, Hornbeam Business Park, Harrogate, North Yorkshire HG2 8PB



Office for rent, 2,727 sq ft, £38,500 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/32851-9-hornbeam-square-south-9-hornbeam-square-south>

Peter Rawnsley
pr@montpellierproperty.com

Helen Cox-Rawnsley
hcr@montpellierproperty.com

9 Hornbeam Square South

9 Hornbeam Square South, Hornbeam Business Park, Harrogate, North Yorkshire HG2 8PB
To request a viewing call us on (01423) 547313



High Quality self-contained office accommodation at The Courtyard Complex

Quality office accommodation at the prestigious Courtyard Complex at Hornbeam Business Park, Harrogate.

Hornbeam Business Park is located half a mile south of Harrogate Town Centre with easy access to the A61 Leeds/Harrogate Road and A61 Wetherby Road, both of which connect to the Southern By-pass providing access to the A1 (M).

Hornbeam Park is a thriving and expanding business and educational campus adjacent to green belt countryside, positioned on the main rail link between York, Harrogate and Leeds.

This property has been recently refurbished throughout including new carpets, new kitchen and new WC facilities.

Highlights

- Self-contained office accommodation
- Prestigious Courtyard Complex at Hornbeam Business Park
- Recently refurbished including new carpets throughout, new kitchen and new WC facilities
- Partitioned meeting room/private office
- WC facilities to each floor
- Intercom Access
- 12 dedicated car parking spaces
- Potential to link with Unit 11 to form a unit of c.3,864 sq.ft. (358.91 sq.m.)

Property details

Rent	£38,500 per annum
S/C Details	A service charge will be levied to cover external repairs, communal areas maintenance, buildings insurance, water rates and grounds maintenance
Rates detail	The premises will need to be separately assessed as the current listing includes Unit 9 & Unit 11
Building type	Office
Planning class	B1
Available from	31/05/2018
Size	2,727 Sq ft
VAT charges	We are advised that the property has been elected for VAT which will be payable.

More information

[Visit microsite](#)

<https://realla.co/m/32851-9-hornbeam-square-south-9-hornbeam-square-south>

Contact us

Montpellier Property Consultants
10 Montpellier Street, Harrogate, North Yorkshire
HG1 2TQ

www.montpellierproperty.com/

[\(01423\) 547313](tel:01423547313)

info@montpellierproperty.com

[@MontpellierProp](https://twitter.com/MontpellierProp)

Peter Rawnsley
Montpellier Property Consultants
[01423 547912](tel:01423547912)
pr@montpellierproperty.com

Helen Cox-Rawnsley
Montpellier Property Consultants
[01423547313](tel:01423547313)
hcr@montpellierproperty.com

Quote reference: RENT-32851

12/03/2019 Montpelier Property Consultants Ltd for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intending purchaser or lessors and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. (3) No person in the employment of Montpellier Property Consultants Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on the behalf of Montpellier Property Consultants Ltd nor any contract on behalf of the vendor. (4) No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let or withdrawn.