



AVAILABLE TO LET

## Unit 7 St James Business Park

St James Business Park, Knaresborough, North Yorkshire HG5 8QB



Office for rent, 1,537 - 3,074 sq ft, £20,750 - £41,500 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/34659-unit-7-st-james-business-park-st-james-business-park>

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## High quality office accommodation at the established St James Business Park

The property is situated within the St James Business Park off Grimbald Cragg Court adjacent to the Knaresborough bypass and adjoins the Knaresborough Retail Park. Internally the property is fitted to a high specification with each floor being part open plan and part partitioned with offices with a kitchen to each floor.

### Highlights

- High quality office accommodation offering open plan and bespoke designed partitioning offices
- Suspended ceilings with recessed lighting and fully raised access floors
- WC and kitchen including dishwasher, fridge, sink and storage
- Air conditioning heating/cooling system & 5 person Artico lift.
- Site covered by CCTV, 11 dedicated car parking available for first floor suites

### Property details

<b>Rent</b>	£20,750 to £41,500 per annum
<b>S/C Details</b>	There is an Estate Service Charge applicable to cover communal estate facilities and costs. Further details upon request.
<b>Rateable value</b>	£42,500
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Sizes</b>	1,537 to 3,074 Sq ft
<b>VAT charges</b>	Any reference to price is deemed to be exclusive of VAT unless expressly stated otherwise.
<b>Lease details</b>	The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.
<b>EPC category</b>	D

Unit	Size sq ft	Rent psf	Total pa	Status	From
Suite 1 - First Floor	1,537	£13.50	£20,750.00	Available	09/09/2018
Suite 2 - First Floor	1,537	£13.50	£20,750.00	Available	
<b>Total</b>	<b>3,074</b>		<b>£41,500.00</b>		

### More information

[Visit microsite](#)

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### Contact us

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Quote reference: RENT-34659

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