

FOR SALE

KEY FEATURES

- Harrogate's premier business park
- Excellent transport links
- 6 allocated parking spaces plus visitor parking
- Self-contained building
- Fully fitted kitchen
- Large ground-floor meeting room
- LED lighting
- A/C Units across both floors
- Vacant possession

15 HORNBEAM SQUARE SOUTH
Hornbeam Business Park, Harrogate, HG2
8NB



**Self-Contained Office
Premises**

**Lambert
Smith
Hampton**

DESCRIPTION

The property comprises a modern, mid-terrace, purpose-built office building arranged over two floors.

The ground floor provides office accommodation, a large meeting room, fully fitted kitchen, storage and WC facilities. The first floor provides an open plan office accommodation together with a further WC.

The accommodation benefits from double glazing, convector radiators, LED lighting and A/C units across both floors.

LOCATION

15 Hornbeam Square South is located on Hornbeam Business Park, situated between the A61 Leeds Road and A661 Wetherby Road, approximately half a mile from Harrogate town centre.

The park is served by Hornbeam Park Railway Station, which is a 5-minute walk from the property, located on the Leeds, Harrogate and York Line.

ACCOMMODATION

Floor	Sq. Ft	Sq. M
Ground Floor	578	54
First Floor	633	59
TOTAL	1,211	113



TENANCY

A service charge is levied in respect of all costs relating to the common parts of the business park. Service charge is paid quarterly and recoverable from the tenant. Further details are available on request.

ADDITIONAL PORTFOLIO ASSETS

15 Hornbeam Square South is part of a 3-property portfolio. Please see the below details of 2 further properties offered for sale:

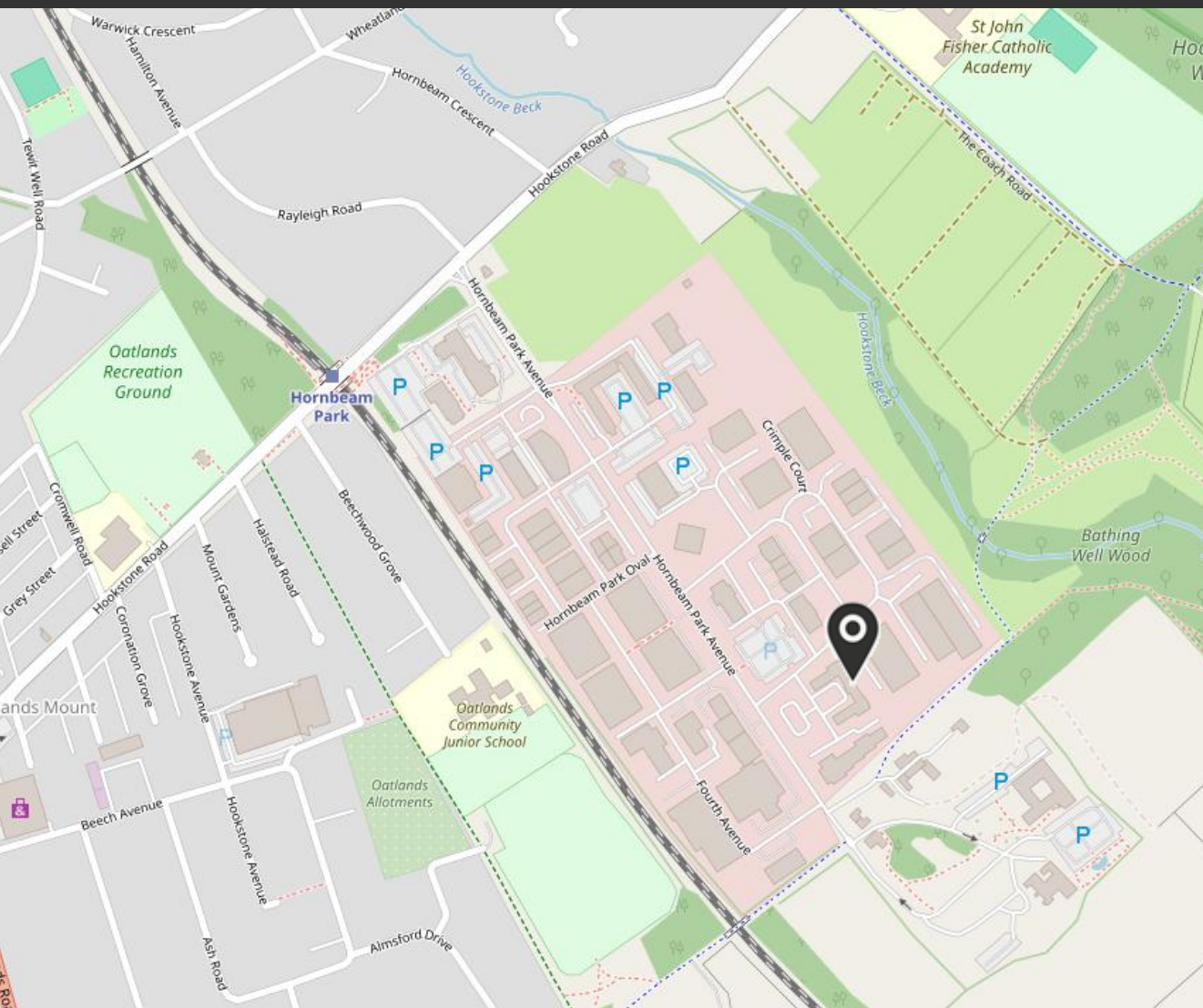
13 Hornbeam Square South, Harrogate, HG2 8NB – offers are invited in excess of £225,000 reflecting a net initial yield of 8.25% and a capital value of £203 per sq ft.

Unit 10 Fusion Court, Garforth, LS25 2GH – offers are invited in excess of at £195,000 reflecting a net initial yield of 8% and a capital value of £127.61 psf

The properties can be bought either as individual lots or together with the properties in the portfolio. Please contact Georgie Parker for further information.



15 Hornbeam Square South, Hornbeam Business Park, Harrogate, HG2 8NB



TERMS

The property is available **For Sale**. We are inviting offers in excess of £245,000 for the subject property. Further details are available upon request.

BUSINESS RATES

The property has a Rateable Value of £25,500 (2026 Rating List).

EPC

The property is rated Band C with a score of 66.

VAT

All prices are quoted exclusive of VAT at the prevailing rate where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Alfie Weston
07707 866742
aweston@lsh.co.uk

Matt Procter
07514 311590
mprocter@lsh.co.uk