

FOR SALE

INVESTMENT HIGHLIGHTS

- Modern two storey office building with 5 allocated parking spaces based on Harrogate's premier business park Hornbeam Square South.
- Excellent transport links being less than half a mile from Hornbeam Park train station.
- Occupational leases to 2 tenants owned by the same entity.
- Offers are invited in excess of **£225,000**, reflecting a net initial yield of 8.25% and a capital value of £203 psf.



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

Two Storey Office
Investment in Harrogate

**Lambert
Smith
Hampton**

LOCATION

The property is located on Hornbeam Business Park in Harrogate, an affluent spa town in North Yorkshire. Hornbeam Square South is Harrogate’s premier business park location, and is located in the south western outskirts of the town. Harrogate is a well connected town served by 4 train stations, all on the Harrogate Line that runs between Leeds and York. The park is also located approximately 7-miles west of the A1(M), providing easy access to the major north eastern motorway network.

SITUATION

13 Hornbeam Square South is situated off Hornbeam Park Avenue, between the A61 Leeds Road and A661 Wetherby Road. The park is just south of Hookstone Road, a major arterial route linking the A61 Leeds Road and A661 Wetherby Road. The park is approximately half a mile south west of the Harrogate town centre, and Hornbeam Park train station is less than half a mile north. On-site occupiers include Nuffield Health Club, Premier Inn, Busy Bees Daycare Nursery and food offerings by way of an Italian restaurant and a café/delicatessen. Further nearby occupiers include Principal Hotel Company, Harrogate College, Proctor & Gamble and numerous other well established local and regional companies.

DESCRIPTION

The property comprises a modern, mid-terrace, purpose-built office building arranged over two floors. The ground floor provides open plan office space accommodation with partitioned WC and kitchenette facilities, and the first floor provides two cellular offices, a break-out area with a kitchenette and a WC. The accommodation benefits from double glazing and electric heating throughout. Allocated parking for 5 vehicles is provided to the front of the property within the landscaped courtyard.

ACCOMMODATION

Floor	Sq. Ft	Sq. M
Ground Floor Office	543	50.42
First Floor Office	536	49.82
TOTAL	1,079	100.24



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

TENURE

Freehold.

TENANCY

The property is let on 2 tenancies owned by the same entity.

- The ground floor is occupied by Procotech Ltd for a term of 5 years and a rent of £8,000 pa / £14.73 psf, expiring 10th October 2026.
- The first floor is occupied by Clinicept Healthcare Ltd for a term of 5 years and a rent of £11,000 pa / £19.50 psf, expiring 10th October 2026.

The tenants have agreed to renew on the same terms as their existing leases.

COVENANT

Each tenant has a healthy balance sheet, with Procotech Ltd's accounts recording net assets of £673,352 and Clinicept Healthcare Ltd's recording £285,931.

ADDITIONAL PORTFOLIO ASSETS

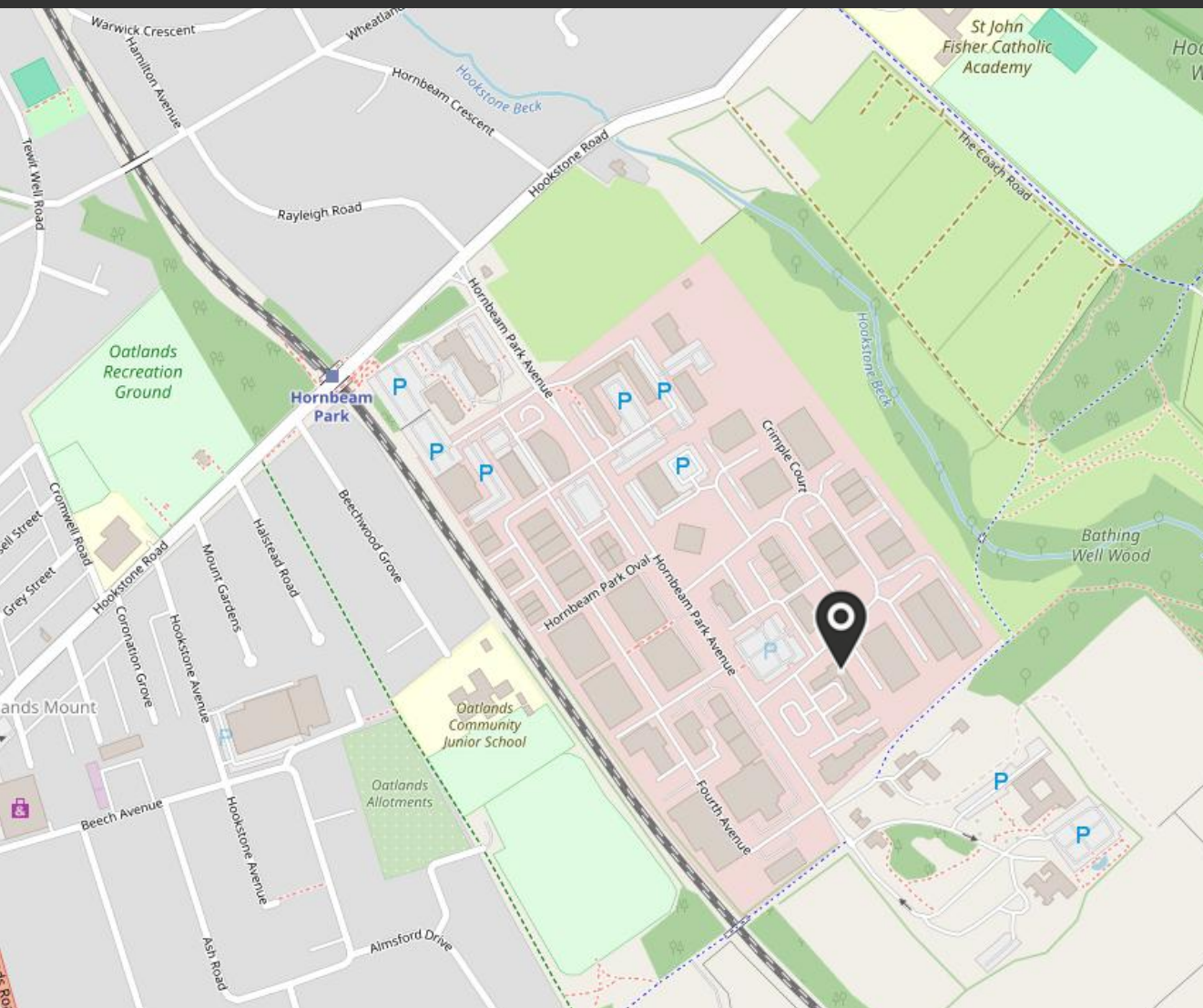
13 Hornbeam Square South forms part of a 3-property portfolio. Please see below details of 2 further properties offered for sale:

- 10 Fusion Court, Aberford Road, Garforth, LS25 2GH – offers are invited in excess of **£195,000** reflecting a net initial yield of 8% and a capital value of £127.61 per sq ft.
- 15 Hornbeam Square South, Harrogate, HG2 8NB – offers are invited in excess of **£245,000** with vacant possession and a capital value of £201 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.



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



METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

EPC

The property has been assessed as having an EPC rating of C, valid until 11th January 2032.

VAT

We understand that the property has been elected for VAT. It is anticipated however that the sale be treated as a Transfer of Going Concern (TOGC).

LEGAL COSTS

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

INVESTMENT CONSIDERATIONS

We are seeking offers in excess of **£225,000** of the freehold interest, reflecting a net initial yield of 8.25% and a capital value of £203 psf.

lsh.co.uk

© Lambert Smith Hampton. Detail of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk
This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. September 2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Georgie Parker
07425 687 718
gsparker@lsh.co.uk