

Working for you

OFFICE TO LET

THE ACORN OFFICE, NEW YORK MILLS INDUSTRIAL ESTATE

SUMMERBRIDGE HG3 4DT



OFFICE PREMISES WITH PARKING

Available now

Rent - £8,500 per annum + VAT + Service Charge

Area approximately 1030 sq ft (95 sq m)

Rateable Value - £6,600

8 Allocated parking spaces

Note: The Council of the Borough of Harrogate gives notice that these particulars do not constitute any part of an offer or contract, that all elements contained in these particulars as to this property are made without liability and are not relied upon as statements of fact, and they do not make any representation or warranty whatsoever, in relation to this property. An interested party must satisfy him/himself by inspection or otherwise as to the correctness of each statement contained in these particulars.

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Location

The New York Mills development consists of ten light industrial units and three office premises situated in an area of outstanding natural beauty.

New York Mills is located on the Northern fringe of Summerbridge with direct access off the B6165. Pateley Bridge lies approximately 3 miles to the North and Harrogate lies approximately 15 miles to the South.

Description

The unit available for rent is the Acorn office, which benefits from modern strip lighting, wall mounted electric heating and phone lines installed.

Communal male, female and disabled toilet facilities are on site as well as a communal kitchen shared with two smaller offices.

Lease Terms

The property is offered by way of a new internal repairing lease on flexible terms to be agreed. The asking rent is £8,500 per annum plus VAT plus service charge.

Service Charge

All rents are subject to a service charge, payable for maintenance of the communal facilities, external lighting, road maintenance and landscaping.

Car Parking

The Acorn office offers 8 private car parking spaces to the front and side of the property.

Accommodation

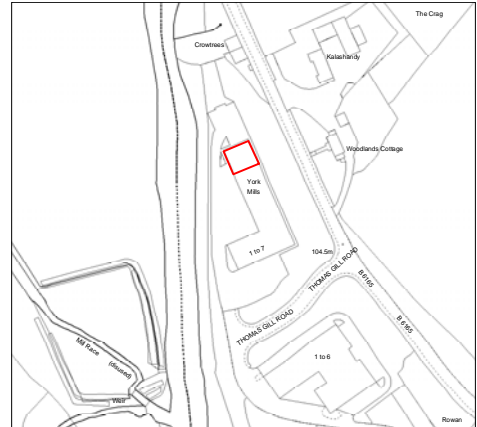
Floor	SQ M	SQ FT
GF	95	1030
Total	95	1030

Rateable Value

The rateable value of the premises is £6,600 in the 2010 rating List.

Viewing and Enquiries

Further enquiries and arrangements to view the accommodation can be made by contacting Daniel Burdett at Harrogate Borough Council on 01423 556044 or by e-mail daniel.burdett@harrogate.gov.uk



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