

## Serviced Offices and Storage to let

Innovation Centre to the rear of Conyngham Hall Business Centre, Knaresborough, HG5 9AY



- Flexible leases with 3 month rolling break options
- Units ranging from approx. 22m<sup>2</sup> (240ft<sup>2</sup>, 3 to 4 person) to 38m<sup>2</sup> (414ft<sup>2</sup>, 7 to 9 person)
- Rents from £4,250 per annum + VAT (inclusive of many services)
- Flexible leases with 3 month rolling break options
- Each office benefits from a minimum of 1 parking space
- Within established Conference and Business Centre

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 offerer must satisfy him/himself by inspection or otherwise as to the correctness of each statement contained in these particulars.

Information available in other formats upon request.

## **Office Accommodation & Rent**

Current sizes and prices on application

The premises benefit from shared use of a kitchen, WC facilities and showers.

## **Additional Services**

**Administration Services** - Various administration services are available to the tenants at an additional charge, which include scanning, photocopying, facsimile, binding and laminating.

**Meeting Room** - a small meeting room within the Hall (seating approximately six people) is available to book for up to 4 hours. The room has a standard charge of £12.95 per hour, however the first two hours are free for tenants.

**Conference and meeting facilities** - The Hall also offers three function rooms available to book on a half day or full day basis. Tenants receive a 15% discount on the primary room hired and a 25% discount on additional rooms hired at the same time.

## **Lease terms**

The office units are available by way of a new 3-year lease containing a 3 month rolling tenant break option to be agreed by negotiation.

## **Contacts**

<p>To arrange a <b>viewing</b> and discuss the <b>day to day running</b> and <b>facilities offered</b>, please contact:</p> <p>Donna Jobling Facilities Manager Conyngham Hall Knaresborough HG5 9AY</p> <p>Direct Line: 01423 799000 Email: <a href="mailto:donna.jobling@harrogate.gov.uk">donna.jobling@harrogate.gov.uk</a></p>	<p>To discuss <b>lease terms</b>, please contact:</p> <p><b>Emma Guy – Estates Surveyor</b> Harrogate Borough Council Knapping Mount West Grove Road Harrogate HG1 2AE</p> <p>Telephone: 01423 556028 Email: <a href="mailto:emma.guy@harrogate.gov.uk">emma.guy@harrogate.gov.uk</a></p>
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For further information see [www.cony-hall.co.uk](http://www.cony-hall.co.uk)