

## Serviced Offices to let

Conyngham Hall Business Centre, Knaresborough, HG5 9AY



- Offices available now
- Rooms ranging from 13.6 m<sup>2</sup> (146ft<sup>2</sup>) to 51.0 m<sup>2</sup> (549 ft<sup>2</sup>)
- Rents from 3,000 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

Room	Floor	Net Internal Floor Area	Rent	Car Spaces	Rateable Value	Rates Payable (see notes)	Available from
F10	1 <sup>st</sup>	23.9m <sup>2</sup> (257 ft <sup>2</sup> )	£5,900 pax	1	£2,450	£1,014	Now
F13	1 <sup>st</sup>	51.0m <sup>2</sup> (549 ft <sup>2</sup> )	£12,350 pax	2	£4,650	£1,925.10	Now
F15	1 <sup>st</sup>	16.0m <sup>2</sup> (172 ft <sup>2</sup> )	£3,600 pax	1	£1,775	£734.85	Now
F16	1 <sup>st</sup>	12.5m <sup>2</sup> (135 ft <sup>2</sup> )	£2,850 pax	1	£1,225	£507	Under Offer
F17	1 <sup>st</sup>	45.5m <sup>2</sup> (490 ft <sup>2</sup> )	£10,500 pax	2	£4,050	£1,677	Now
F18	1 <sup>st</sup>	13.6m <sup>2</sup> (146 ft <sup>2</sup> )	£3,000 pax	1	£1,300	£538.20	Now
SF1	2 <sup>nd</sup>	17.1m <sup>2</sup> (184 ft <sup>2</sup> )	£3,600 pax	1	£2,900	£1,200.60	Now
SF2	2 <sup>nd</sup>	23.3m <sup>2</sup> (251 ft <sup>2</sup> )	£5,000 pax	1	(SF1 & SF2)	(SF1 & SF2)	Now

- The above areas have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6<sup>th</sup> edition)
- The rates payable displayed above are based on the standard multiplier for 2010/2011. Some occupiers may be eligible for a reduced rate by way of small business rate relief.
- All rents are subject to VAT
- 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 (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 premises are available by way of a new 2-year lease containing a 3 month rolling tenant break option to be agreed by negotiation.

## Legal Costs

Ingoing tenants are to contribute £220 towards the landlord's reasonable legal costs.

## 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><b>Sarah Davies – Acting Facilities Manager</b> Conyngham Hall Knaresborough HG5 9AY</p> <p>Direct Line: 01423 799000 Email: <a href="mailto:sarah.davies@harrogate.gov.uk">sarah.davies@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)