

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
- Rooms ranging from 12.9 m² (139 ft²) to 41.6 m² (448 ft²)
- Rents from £2,500 per annum + VAT (inclusive of many services)
- 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

Unit	Net Internal Floor Area	Rent	Car Spaces	Rateable Value	Rates Payable (see notes)	Available from
1	41.6m ² (448 ft ²)	£9,000 pax	2	£3,800	£1,573.20	Now
7	33.1m ² (356 ft ²)	£7,100 pax	2	£2,900	£1,200.60	Now
8	32.9 m ² (354 ft ²)	£6,350 pax	1	£3,050	£1,262.70	Oct 10
10	12.9 m ² (139 ft ²)	£2,500 pax	1	£960	£397.44	Dec 10
12	23.4 m ² (252 ft ²)	£4,500 pax	1	£2,125	879.75	Now

- The above areas have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).
- The rates payable displayed above and below are based on the standard multiplier for 2010/2011. Some occupiers may be eligible for a reduced rate by way of small business rates relief.
- All rents are subject to VAT.
- Units 1 & 7 are on the ground floor and units 8, 10 & 12 are on the first floor.
- The units are available together or individually, however each tenant is restricted to a maximum of 3 rooms or 20% of the total lettable floor area of the Innovation Centre.

Storage Accommodation & Rent

Unit	Cage	Net Internal Floor Area	Rent	Rateable Value	Rates Payable (see notes)	Available from
3	A	7.3m ² (78 ft ²)	£450 pa + VAT	£345	£142.83	Let
3	B	7.2m ² (77 ft ²)	£450 pa + VAT	£350	£144.90	Now
3	C	6.1m ² (66 ft ²)	£360 pa + VAT	£290	£120.06	Let
3	D	6.1m ² (65 ft ²)	£360 pa + VAT	£290	£120.06	Now

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. The storage cages are available by way of a licence 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 viewing and discuss the day to day running and facilities offered, please contact:</p> <p>Sarah Davies – Acting Facilities Manager Conyngham Hall Knaresborough HG5 9AY</p> <p>Direct Line: 01423 799000 Email: sarah.davies@harrogate.gov.uk</p>	<p>To discuss lease terms, please contact:</p> <p>Emma Guy – Estates Surveyor Harrogate Borough Council Knapping Mount West Grove Road Harrogate HG1 2AE</p> <p>Telephone: 01423 556028 Email: emma.guy@harrogate.gov.uk</p>
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For further information see www.cony-hall.co.uk