

Offices to let

Knareborough House, Knareborough, HG5 0HW



- First Floor interlinking offices from 16.7m² (180ft²)
- Rents from £1,650 per annum exclusive
- Car parking available on a first come first served basis
- Central Knareborough location

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.

Location

Knarborough House is situated in a prominent town centre position on the west of Knarborough High Street.

Accommodation & Rent

Room	Floor	Net Internal Floor Area (approx.)	Rent	Additional Rent *	Rateable Value	Rates Payable (see notes)	Available from
Office H13	First	21.9m ² (236 ft ²)	£2,150 pax	£300 pax	£3,650 (for both)	£1,511.10 (for both)	Now
Office H14	First	16.7m ² (180 ft ²)	£1,650 pax	£210 pax			Now
Total		38.6m ² (416 ft ²)	£3,800 pax	£510 pax		£1,511.10	

The above area has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition)

- Additional rent is payable by way of a contribution to the heating and cleaning of the common areas.

If both offices are taken together a discounted rent of £3,600pax will be offered.

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 rates relief.

The premises benefit from shared WC facilities and shared use of the car park adjoining the building.

Additional Services

Event and meeting facilities – Knarborough House also offers three function rooms available to book by tenants and the general public:

- Assembly Hall – approximate capacity: 80
- Committee room – approximate capacity: 40
- Council Chamber – approximate capacity: 30

Lease terms

The premises are available by way of a new lease on terms to be agreed.

Legal Costs

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

Contacts

To arrange a viewing / discuss lease terms , please contact: Emma Guy Estates Surveyor Harrogate Borough Council Knapping Mount West Grove Road Harrogate HG1 2AE Telephone: 01423 556028 Email: emma.guy@harrogate.gov.uk	For further information in respect of the Event and meeting facilities please contact: Ann Wright Facilities Technical Officer Harrogate Borough Council Knapping Mount West Grove Road Harrogate HG1 2AE Telephone: 01423 556575 Email: ann.wright@harrogate.gov.uk
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