

FOR SALE

UNIT 5
GREENGATE,
CARDALE PARK,
HARROGATE,
NORTH
YORKSHIRE
HG3 1GY

3,939 sq ft
365.93 sq m

- Modern Office Property
- Rare Freehold Opportunity
- High quality fit-out throughout.

carterjonas.co.uk/commercial



Carter Jonas

LOCATION

The property is situated on Cardale Park, Harrogate. Cardale Park is a well established and sought-after location approximately 1.5 miles West of Harrogate town centre.

Harrogate is located 17 miles north of Leeds and 20 miles west of York and has close connections to the M1, A1M & M62. Leeds Bradford Airport is 15 miles to the southwest and the mainline Railway Station provides excellent access to the national rail network.

DESCRIPTION

The property comprises a modern, two storey purpose-built office.

The property is of steel frame construction with a part brick and part curtain wall facing elevations. The premises has a single pitch roof which has a metal clad covering with the added benefit of PV cells mounted to the roof.

The property is accessed via an impressive double height glazed lobby. The unit offers a mix of open plan accommodation with an open plan fully fitted kitchen / break out area with integrated board room and meeting rooms partitioned on the ground floor.

The property is to be sold with the benefit of the existing high quality fit-out enabling an incoming occupier to 'plug and play'.

Briefly, the property benefits from the following specification:

- Raised access floor
- Suspended ceiling
- Central heating to wall mounted radiators
- lift access
- W/C's to each floor
- Roof mounted PV cells
- external decking / staff seating area.

The property benefits from 17 car parking spaces.

ACCOMMODATION

Name	Size
Ground Floor	1,959 sq ft (181.99 sq m)
First Floor	1,980 sq ft (183.94 sq m)
Total	3,939 sq ft (365.93 sq m)

TERMS

The Freehold / Long leasehold titles are available For Sale. For further details, please contact the Agents.

PRICE

Please contact the agents for further details.

RATEABLE VALUE

Current: £41,250
Rates Payable: £20,583.75
Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

EPC

The property has an EPC rating of C-57.

LEGAL COSTS

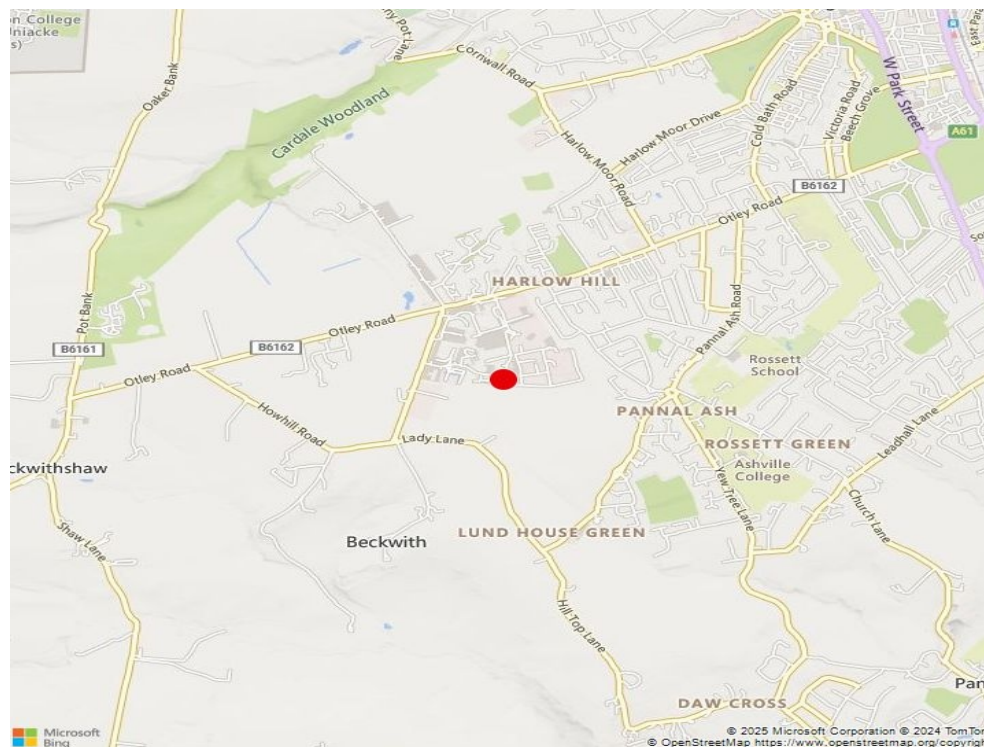
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

Chris Hartnell
0113 203 1079 / 07800 572 007
Chris.Hartnell@carterjonas.co.uk

Marissa Allott
0113 426 9869 / 07890 300 109
marissa.allott@carterjonas.co.uk

[carterjonas.co.uk/commercial](https://www.carterjonas.co.uk/commercial)

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. February 2025



Carter Jonas



CONTACT

Chris Hartnell
0113 203 1079 / 07800 572 007
Chris.Hartnell@carterjonas.co.uk

Marissa Allott
0113 426 9869 / 07890 300 109
marissa.allott@carterjonas.co.uk

carterjonas.co.uk/commercial



Carter Jonas