

# UNIT 2A, HOOKSTONE PARK

Harrogate, HG2 7DB



## Key Highlights

- 5,622 sq ft
- Comprehensively refurbished with automated roller shutters, ancillary office space and allocated parking;
- 5.5 miles from Junction 47 of the A1(M)
- Located in an established Industrial/Trade Counter location;
- Prominent location 2 miles east from town centre in the Starbeck area of Harrogate

## Description

Units 2A provide single storey warehouse/trade counter accommodation. The unit has undergone comprehensive refurbishment, suitable for B2 and B8 Trade Counter and industrial/distribution uses. The unit benefits from the following specification:

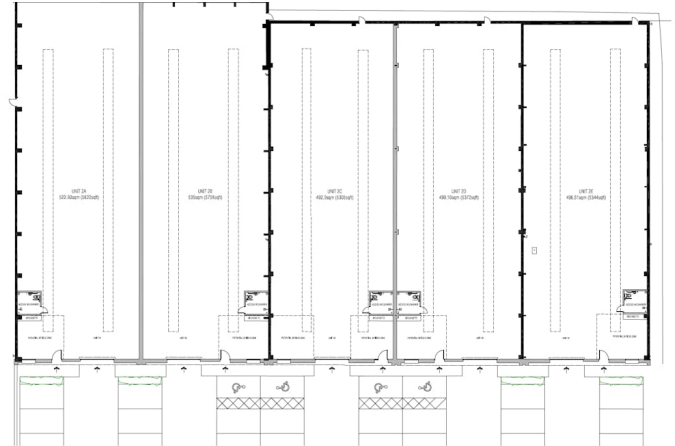
- Brick construction with a series of pitched roofs over clad with profile metal sheeting;
- Automated roller shutter door to each unit;
- Ancillary office and welfare facilities to each unit;
- Allocated car parking;



## Location

The units are prominently positioned on Hookstone Park in the Starbeck area of Harrogate, approximately 2 miles east of the town centre. Access into the town centre is via Hookstone Chase and the A661, which links Harrogate with Wetherby and Junction 46 of the A1(M) approximately 8 miles to the south east. Junction 47 of the A1(M) is also accessible circa 5.5 miles to the east via Forest Moor Road and the A59.

Surrounding occupiers include Bettys & Taylors of Harrogate Ltd, Platinum HPL, Harvey George, Jollyes, Oldridge Windows, City Plumbing and Crown Decorating Centre.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,622	522.30	Available
<b>Total</b>	<b>5,622</b>	<b>522.30</b>	

## Terms

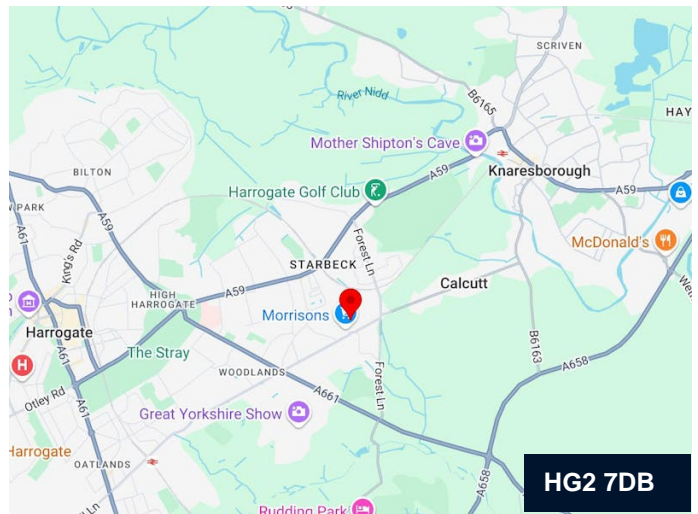
The units are available to rent by way of a Full Repairing and Insuring lease on terms to be agreed. Full details are available on request from the agents.

## EPC

B44

## VAT & Legal Costs

VAT will be charged where applicable. Each party will be responsible for their own legal costs incurred in the transaction.



## Robins Associate (Joint Agent)

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## Contact

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