



Offices at Oakwood Park Business Centre,
Bishop Thornton, Harrogate, HG3 3JN



**ALL-INCLUSIVE SPACES
RANGING FROM 150 SQ FT –
1,500 SQ FT**

Rents (from) £4,000 PA

Description

Oakwood Park Business Centre comprises of 7 purpose-built office buildings providing a varied selection of office space over both ground and first floors available to lease as a whole, or with the option to split subject to requirements.

Spaces range from 150 sq ft to almost 1,500 sq ft and are available on an attractive all-inclusive basis with everything included from utilities to high speed Internet and much more. Suitable for a variety of occupiers, a viewing is strongly recommended to appreciate first-hand the quality of the space available.

Smart Park Awarded, Oakwood Park Business Centre has high speed fibre optic business broadband and reliable VoIP connections. Other features include ample secure free parking, 24 hour access and security, landlord maintained gardens, electronic tag access and alarm control, backup power generator, meeting room, on site showers, kitchen areas and outdoor seating.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Tenure

Leasehold. New terms to be negotiated.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Rates

Rateable Value: TBC.

Uniform Business Rate for 2020/21: £0.512.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

Services

All mains services are connected to the property.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Directions

Leave Harrogate on the Ripon road and travel through the village of Killinghall. As you bypass the village of Ripley at the second roundabout take the Pateley Bridge Road and then turn right heading for Bishop Thornton where the property will be found on the outskirts of the village.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.





FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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