

**GARDNER HOUSE  
HORNBEAM PARK  
HARROGATE HG2 8XE**



**Outstanding quality offices in an  
unrivalled location with stunning  
views across the Crimble Valley  
Up to 36,600 sq.ft. (3,400 m<sup>2</sup>)**

**TO LET**



## ***Hornbeam Park is a modern business park set within the beautiful spa town of Harrogate***

The park offers a rare combination of easy access, high specification yet affordable office and industrial space, and prides itself on its ability to accommodate all business types from the smaller start-ups and independents, to a wide selection of larger thriving businesses. With a wide variety of on-site leisure facilities including hotel accommodation, fitness centre, restaurants and cafes, combined with an on-site rail link, which gives direct access to Leeds/York and Harrogate, Hornbeam Park is a thriving community for both business and leisure visitors alike. The green surroundings and community feel, offer an inspiring working environment for today's business.

At Hornbeam Park, the pleasure of working in well-designed and efficient buildings is matched by the impressive choice of on-site leisure facilities.



### ***Facilities at Hornbeam Park***

With great leisure facilities Hornbeam Park is fast becoming the place to go for a wide range of weekend and conveniently located after work activities:

- Premier Inn Hotel
- Brewers Fayre Pub
- Nuffield Health and Wellness Centre
- Children's gymnastics club
- Yoga studio
- Strength and conditioning gym
- Yorkshire's premier indoor climbing facility
- Café and deli bar
- Art club and store
- Al Bivio Italian restaurant
- Kindercare Children's Day Nursery

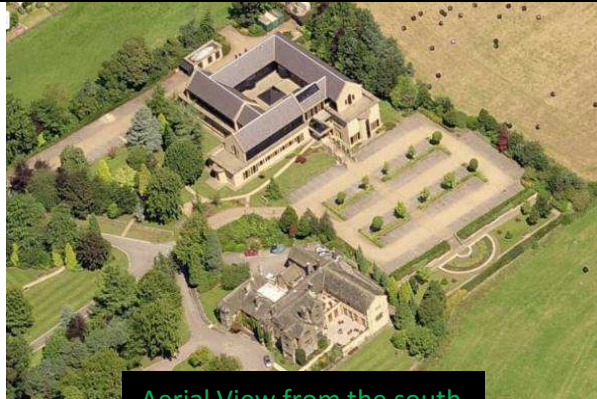


### ***At Hornbeam Park we are conveniently located for many major travel routes:***

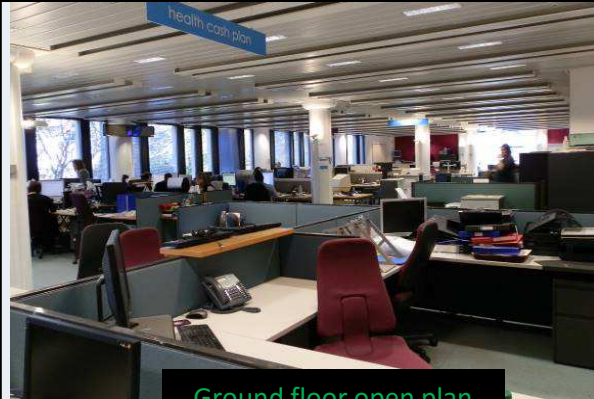
The A1/M1 gateway road to the North and South - 10 minutes by car  
Harrogate to London train links - 3 departures every hour  
Buses from Harrogate town centre - every 15 minutes  
Leeds Bradford International Airport - 30 minutes by car or via an hourly bus service.



## Photo Gallery



Aerial View from the south



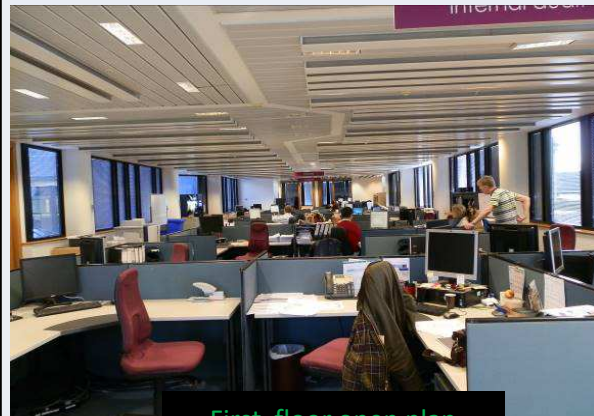
Ground floor open plan



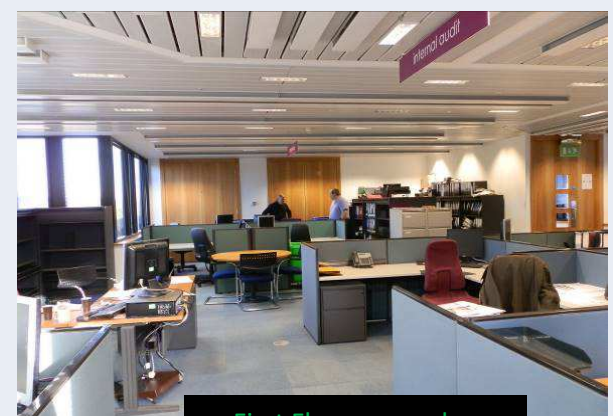
Ground floor private office



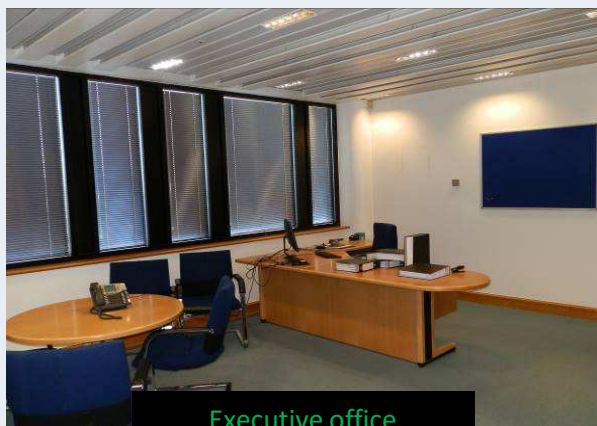
Boardroom ante room



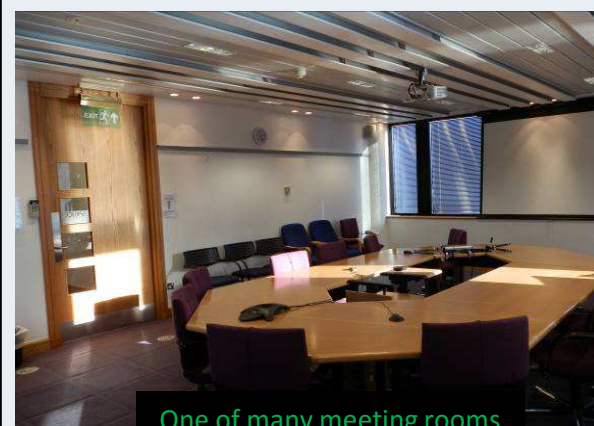
First floor open plan



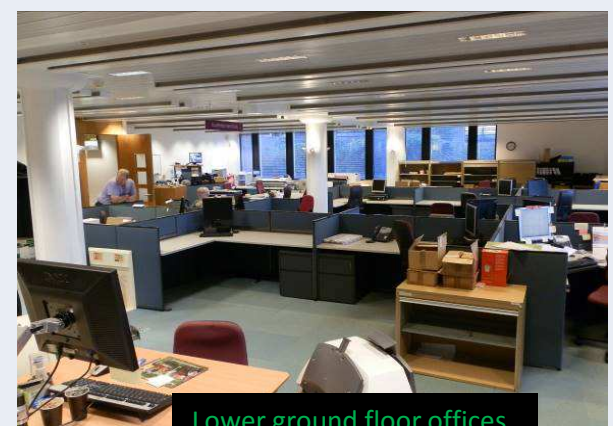
First Floor open plan



Executive office



One of many meeting rooms



Lower ground floor offices

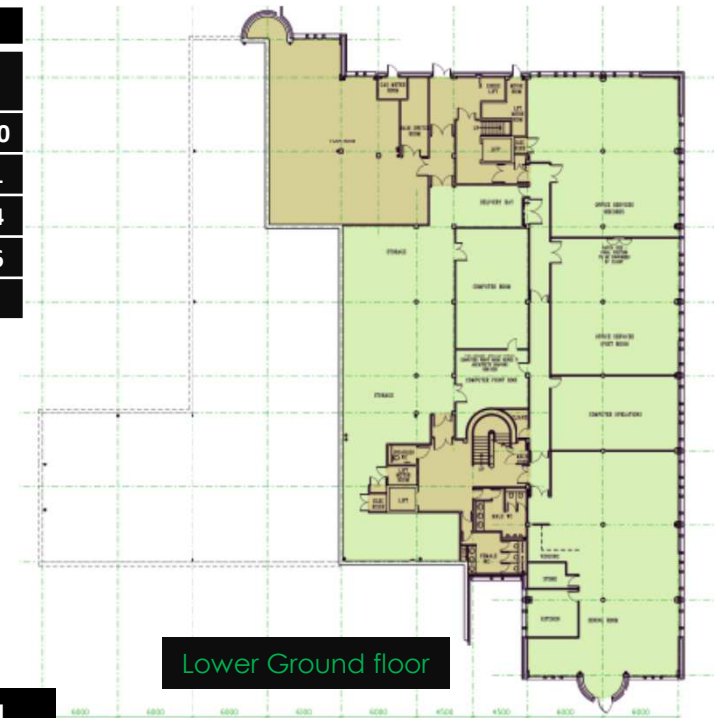


## Gardner House Specification

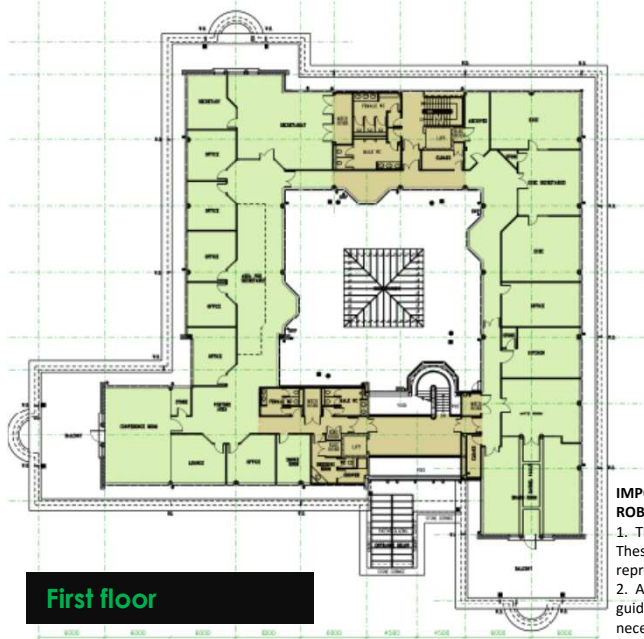
Spacious exceptional specification offices  
 2 High speed passenger lifts and one goods lift  
 DDA compliant  
 Full height hardwood feature doors throughout  
 75mm raised access floors/under floor heating  
 PIR controlled LED lighting  
 Chilled beam air conditioning  
 CCTV and proximity access control system  
 Dedicated computer server facility  
 UPS and backup generators  
 A large lower ground storage area with roller racking  
 Venetian blinds throughout  
 Excellent natural lighting  
 Numerous meeting and conference rooms  
 Shower and first aid room  
 Fully fitted canteen and kitchen first floor kitchen  
 Lower ground floor storage filling system  
 Barrier controlled car parking for 107 plus extra 68  
 Un-paralleled views across the Crimple Valley  
 Exceptional landscaped setting with mature trees  
 Available fully fitted with high quality furniture

Schedule of accommodation		
Floor	Square feet	Square meters
Lower ground	9,686	900
Ground	15,945	1,481
First floor	8,659	804
Total	34,290	3,186
Car spaces	175	

A development by



Lower Ground floor



First floor

For terms, further information and viewing :  
 Contact Chris Robbins

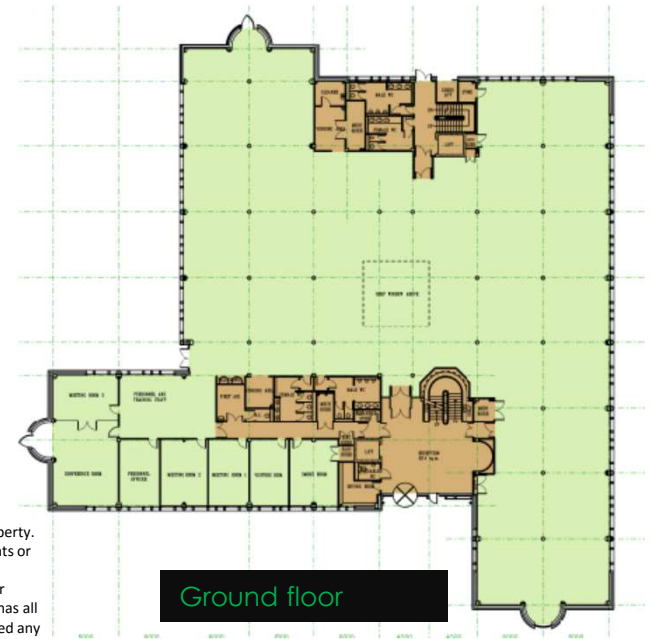
**ROBBINS  
 ASSOCIATES**

Chartered Surveyors and  
 Commercial Property Consultants  
 Claro Court Business Centre  
 Harrogate HG1 4BA  
 01423-505501  
 07595-279096  
 Email: [info@robbinsassociates.net](mailto:info@robbinsassociates.net)

### IMPORTANT NOTICE

ROBBINS ASSOCIATES, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and ROBBINS ASSOCIATES have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground floor