



**VERSATILE GROUND FLOOR
OFFICE SUITE, APPROX.
1091 SQ FT**

£15,000 PA

Description

Unit 7A comprises a self-contained ground floor office suite extending to approximately 1,091 sq ft (101 sq m) net internal area. The accommodation provides a versatile mix of open plan and partitioned office space, suitable for a range of business uses.

The suite benefits from its own kitchen and WC facilities (DDA compliant), together with good natural light and a practical layout throughout. Externally, the property includes 4 dedicated on-site car parking spaces.

The property is situated on St James Business Park, just off Grimbald Crag Close, in a well-established commercial location between Harrogate and Knaresborough.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £14,500

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Legal Costs

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

Planning

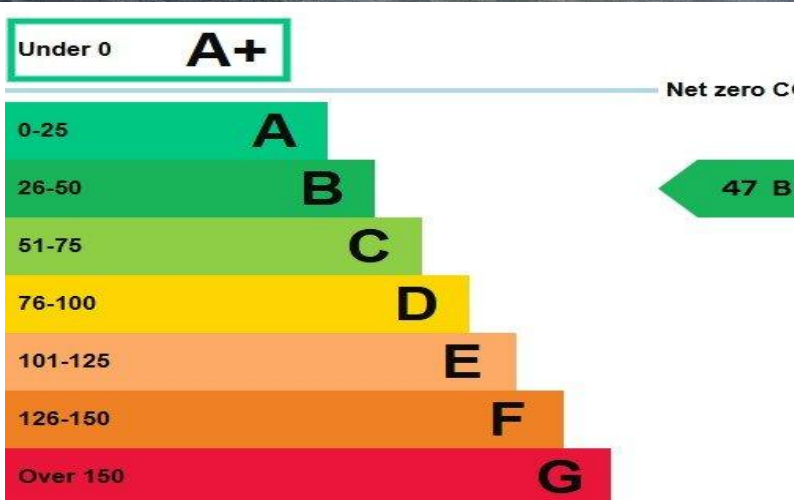
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

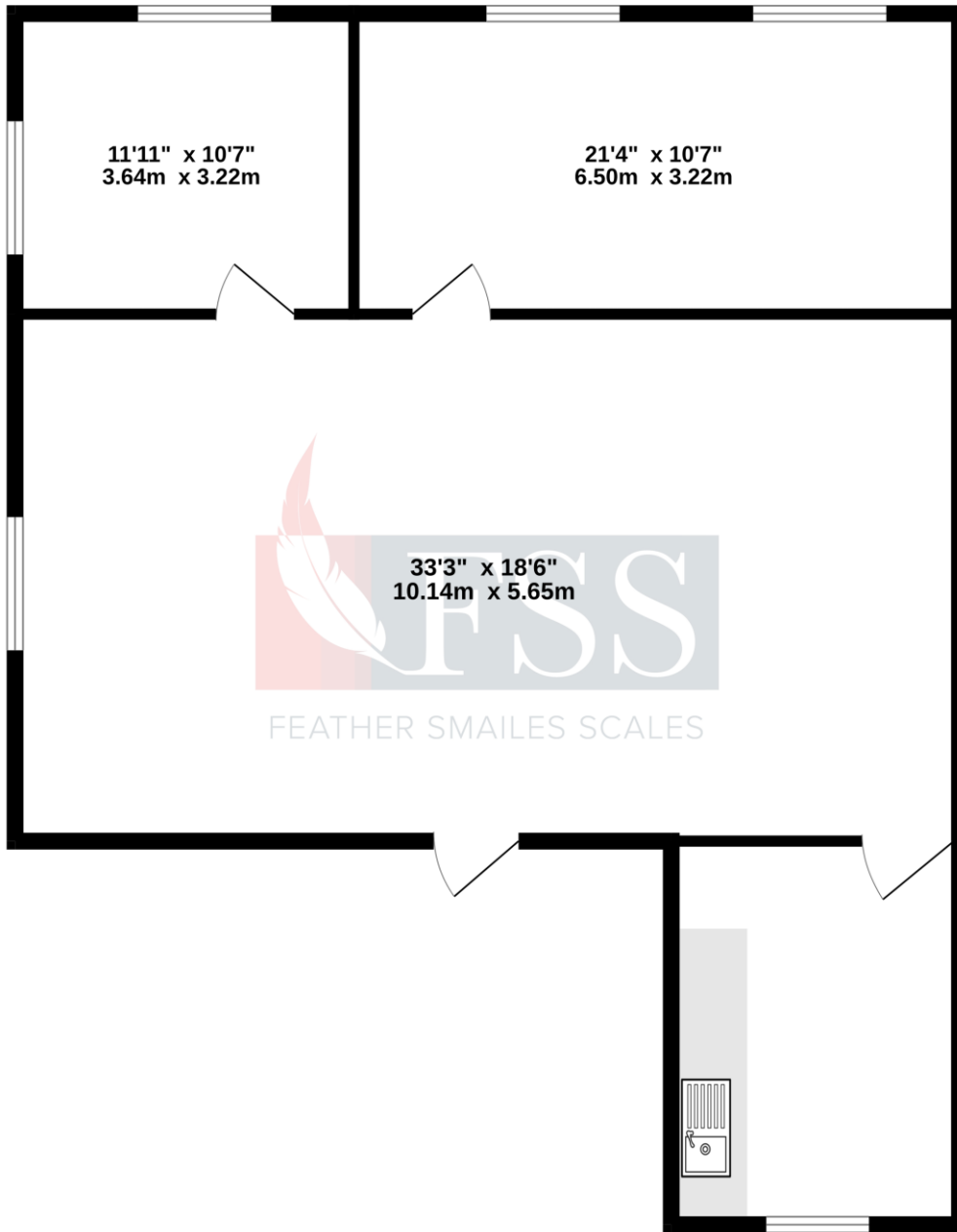
All mains services are connected to the property.

Viewing

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



GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



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 2024-2025 referrals to this independent mortgage broker have, on average, earned us a fee of £133.97 per case.

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