



TEAKWOOD  
PARTNERS

## Harrogate West Business Park AVAILABILITY SCHEDULE & QUOTING TERMS

15<sup>th</sup> July 2022

The Development will provide the following units which are available individually or in combinations. The following floor areas are Gross Internal but please note all floor areas are expressed as approximate at this stage, subject to measurement on practical completion and Subject to Contract.

Unit	Size Sqft		Car Parking Spaces	Availability/Quoting Rent Per Annum Excl	Service Charge 2022/23	Estimated Rateable Values*
	GF	Mezz				
Unit B1	2,088	712	2	£31,920 pax (£11.40 psf)	£2,520 (£0.90 psf)	£11,100
Unit B2	1,582	549	2	Let – JKPT		
Unit B3	1,582	552	2	£24,330 pax (£11.40 psf)	£1,920 (£0.90 psf)	£8,300
Unit B4	1,582	551	2	Under Offer		
Unit B5	1,561	552	2	Under Offer		
Unit B6	3,681	-	6	Under Offer		
Unit B7	3,638	-	6	Under Offer		
Unit B8	4,155	-	6	Let – Yorkshire Flapjack Ltd		
Unit B9	4,155	-	6	Under Offer		
Unit B10	5,210	-	9	Under Offer		
Sub Total	29,234	2,916				
Total	32,150					

**\*Please Note – Re Estimated Rateable Values**

2017 List valuation based on existing 2017 assessment evidence for new units in locality at the time of provision and provided as estimates and purely for guidance purposes only. Enquiries should be made with the Valuation Office Agency and Local Authority before reliance is placed on estimates for accounting or budgetary provisions

2023 Re-valuation to take effect from 1 April 2023 at which point levels of value likely to increase .

Estimated RVs do not account for any uplift for internal office accommodation.

**Re Service Charge** – This will cover: Sinking Fund; Landscape Maintenance; Gritting; Maintenance and Repair of Yard/Car Parking Areas; Managing Agents.