

Unit 23, Fields Edge Offices
Haggs Road, Follifoot
Harrogate, HG3 1EQ



**MODERN GROUND FLOOR
OFFICE SUITE**

£10,000 PA

Description

Fields Edge Offices comprise a high-quality, contemporary development within the established Haggs Farm Business Park, situated on the edge of the Rudding Estate and enjoying attractive views across open countryside.

Constructed in recent years, the building features a cedar-clad exterior and natural sedum roof, providing a modern and environmentally conscious working environment.

Unit 23 extends to approximately 400 sq ft and is being returned to its original use as a self-contained office suite, having most recently been utilised as a kitchen showroom. The accommodation is predominantly open plan, offering a flexible “blank canvas” suitable for a range of occupiers.

The unit includes a kitchenette and WC, with heating via an air source heat pump, and benefits from front and rear access. The rear opens onto a small private terrace overlooking wildflower planting and adjoining fields.

Occupiers benefit from high-speed internet, CCTV security, ample car and cycle parking, and electric vehicle charging facilities.

Location

The property occupies a semi rural location within an established mixed use business park, between Follifoot and Spofforth, approximately 3 miles to the South of Harrogate town centre.

Terms

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Business Rates

Rateable Value: £8,800

For the 2026/27 rating year, business rates are calculated using a tiered multiplier system. For properties with a Rateable Value below £51,000, multipliers range from approximately 38.2p for qualifying Retail, Hospitality and Leisure uses to 43.2p for other property types, subject to eligibility. Small business rate relief may also be available.

Interested parties should make their own enquiries with North Yorkshire Council to confirm the exact rates payable. FSS accepts no liability for any changes to business rates or the accuracy of this information.

VAT

The property is elected for VAT.

Services

All mains services are connected to the property.

Service Charge

A service charge equivalent to 10% of the passing rent is to be paid by the tenant. This is to contribute towards the maintenance of the site.

Legal Costs

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

Planning

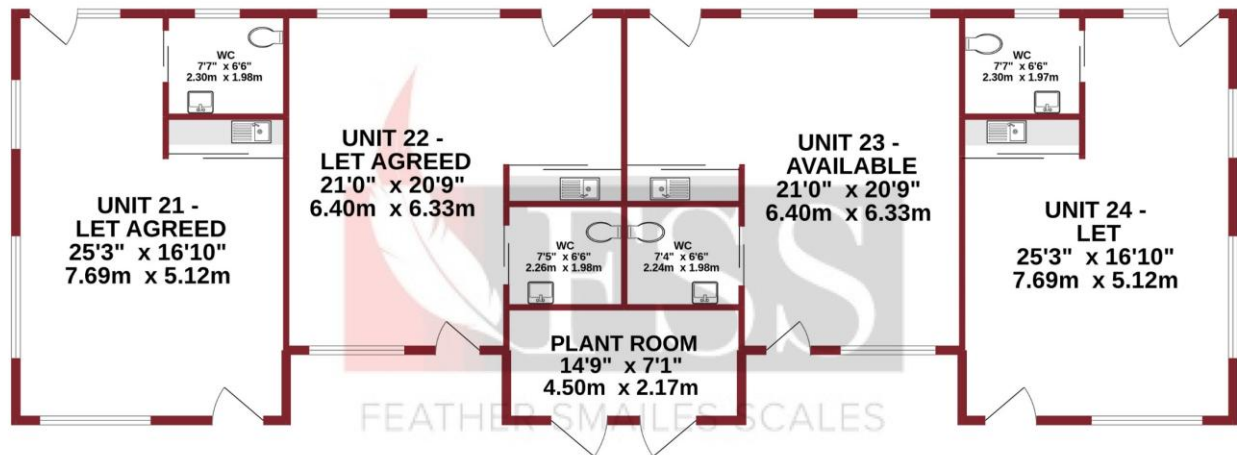
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

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
1832 sq.ft. (170.2 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.
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