

# St James Business Park

Knaresborough, Harrogate, Jct 47, A1(M)



**FOR SALE/TO LET**

Two storey self contained office buildings from **1,324 ft<sup>2</sup> (123 m<sup>2</sup>)** to **6,168 ft<sup>2</sup> (573 m<sup>2</sup>)**




Making work  
a pleasure...

Our customers tell us a move to a new Business Home is a boost for their business. A pleasant, secure, working environment helps them recruit and retain staff. A new building reflects the success and ambition of the business and also helps promote the sale of its products or services. 'First impressions count!'

We offer our customers flexible lease terms to suit their needs and 'finances'.

Our building designs have evolved over a decade and incorporate both customer feedback and the raft of legislation introduced in recent years. Small buildings are harder to design by their nature; our buildings are regarded by the Industry as the market leader in design and quality.



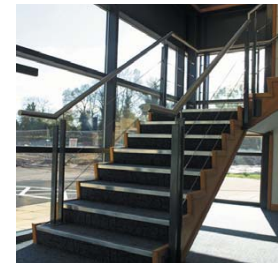
Simon Houlston  
Chairman of Business Homes

...Impressive...

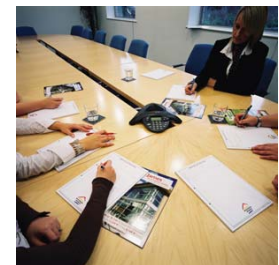
'Impress your clients,  
impress your staff with...'



Your own branding on a new self contained building  
with free designated parking.



Your own front door providing a light and airy,  
contemporary entrance.



State of the art' telecommunications available.

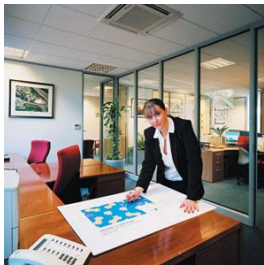
'Flexible working space  
designed for your operational  
needs'



Suspended ceilings with recessed lighting.



Fully raised access floors.

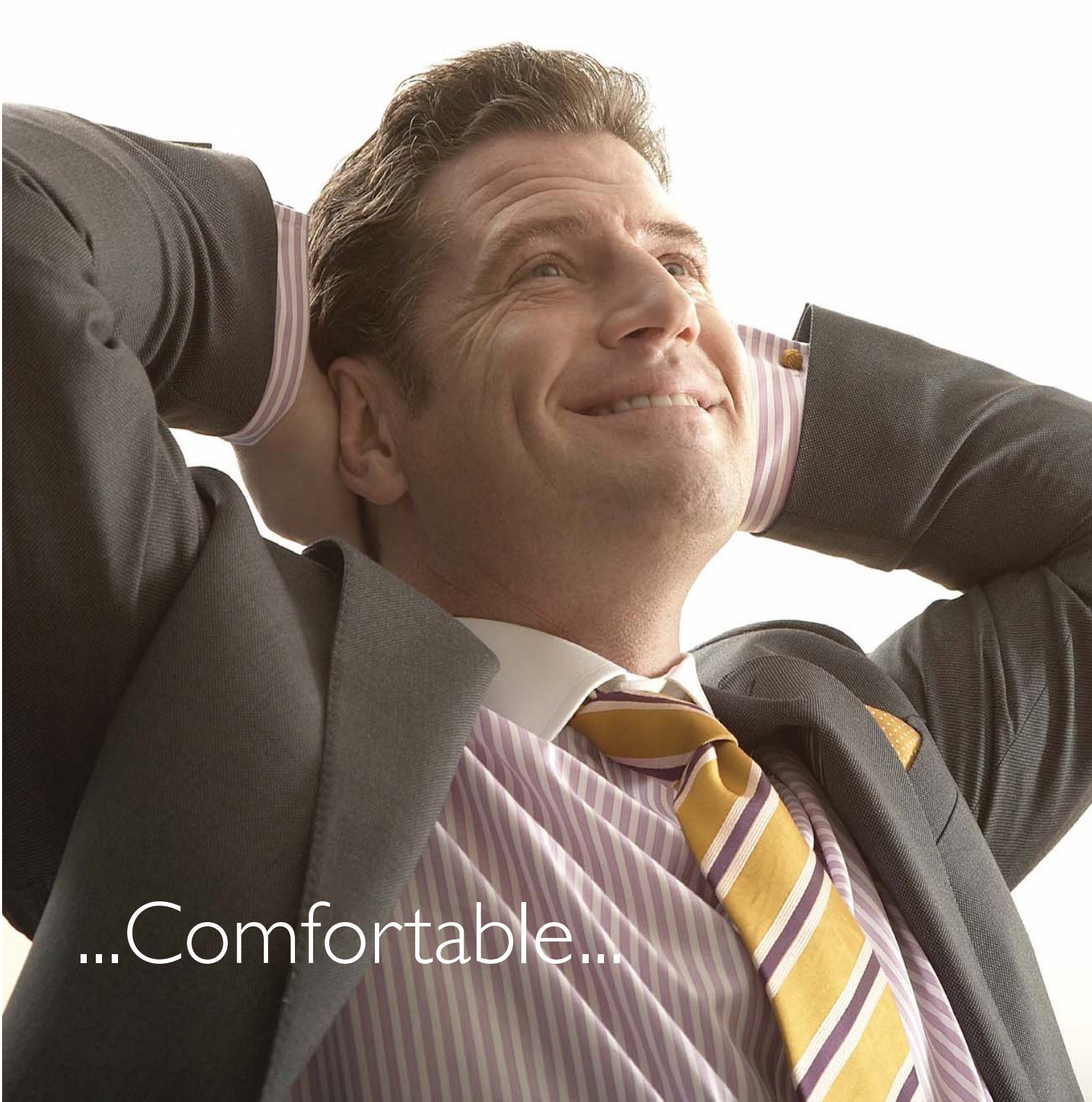


Free space planning service available.



...Flexible...



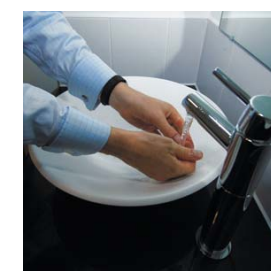


...Comfortable...

'Comfort is essential for occupiers - our aim is *making work a pleasure*'



Air conditioning as an optional extra (comfort cooling/conditioning).



WC and kitchen on each floor. Kitchen includes dishwasher, fridge, sink and storage.



Disability Discrimination Act compliant with disabled toilet, kitchen, lift and access.



# ...Secure...

'Providing a secure working environment for your business and staff'

State of the art Security is provided by GSS which includes:-

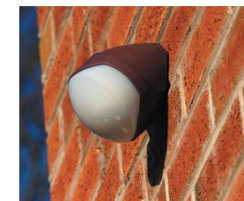
- Remote monitored CCTV systems, 24 hours 7 days a week with voice and camera monitoring to alert intruders of their detection on the development.
- An Intruder Alarm System is installed and connected to the security control centre. The sensors are fitted at the occupier's expense to suit the fit out.
- A Barrier Entry System at the entrance to each of our developments including a Vehicle Recognition System.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to their vehicle when leaving the building outside normal office hours, with voice contact via the audio system.
- Police response to Business Homes / GSS activations are given a higher priority due to a zero false alarm record.
- Other elements of the building can be monitored via this system. This can include the fire alarm, temperature control in specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.





Buy or rent  
(its your future)...

'A choice of Tenureships to suit you and your businesses needs'

#### Freehold:

- Each building is available to purchase.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

#### Leasehold:

- Length of lease and terms to suit your business needs.

#### Quoting Prices:

- Price and rental figures available on application.

#### VAT:

- VAT will be charged on rent and sale prices.

#### Warranties:

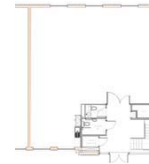
- 12 years Design Build Warranty is provided by the Contractor, supported by 12 year Warranties from the Architects and Engineers.



# Floor plans

## 2,500 ft<sup>2</sup> floor size

Ground Floor

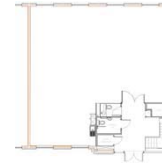


First Floor - Fit out



## 3,000 ft<sup>2</sup> floor size

Ground Floor

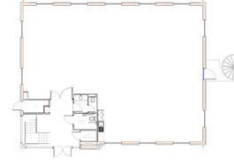


First Floor - Fit out



## 4,000 ft<sup>2</sup> floor size

Ground Floor

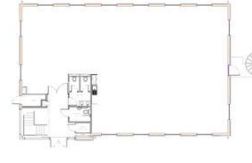


First Floor - Fit out

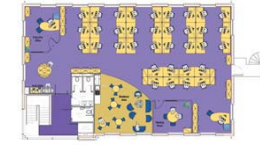


## 5,000 ft<sup>2</sup> floor size

Ground Floor

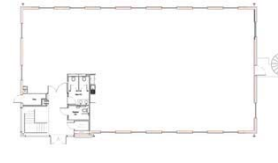


First Floor - Fit out

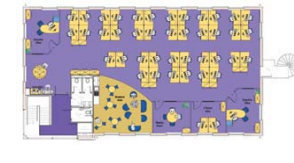


## 6,000 ft<sup>2</sup> floor size

Ground Floor



First Floor - Fit out



# Schedule of accommodation

Buildings available from Summer 2007

Building	Ft <sup>2</sup>	M <sup>2</sup>	Car Parking	Typical Occupation Numbers
1	4,157	386	16	25-55
2	2,648	246	10	12-30
3	2,648	246	10	12-30
4	5,189	482	18	35-60
5	6,168	573	22	50-70
6	3,057	284	10	20-40
7	3,057	284	10	20-40
8	3,057	284	11	20-40
9	3,057	284	11	20-40
10	6,168	573	22	50-70

Each building has the potential to be split on a floor by floor basis with suites from 1,324 ft<sup>2</sup> (123 m<sup>2</sup>).

NB: The above floor plans are indicative and individual buildings vary between sites and between buildings





comes to...

# St James Business Park

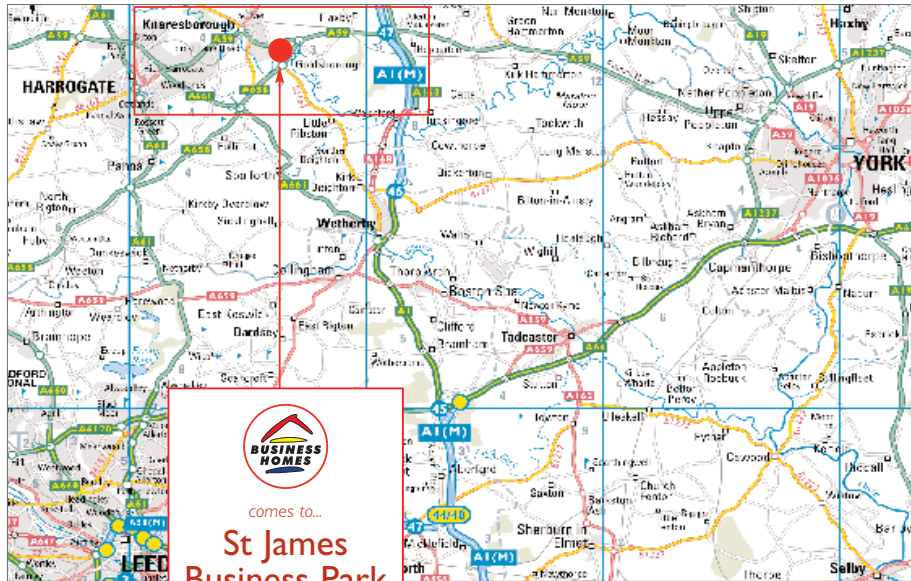
KNARESBOROUGH,  
HARROGATE



# The ideal location...



# The place to be...



## Amenities

- 1 Nursery
- 2 School
- 3 Football Ground
- 4 St James Retail Park occupiers include:
  - BHS
  - Next
  - Alders
  - Argos
  - Barker & Stonehouse
- 5 Volvo Garage
- 6 Audi Garage
- 7 Proposed VW Garage
- 8 Proposed Aldi

## Location

- The scheme is situated adjacent to the A59 between Harrogate and Knaresborough. The development offers a high profile position allowing direct access to both Harrogate and Knaresborough. J47 of the A1 (M) is 3 miles to the east, this provides a direct link with both the M1 and M62 Motorways.
- Harrogate town centre is approximately 5 miles from the site and provides a wealth of retail, entertainment and service facilities.
- Other St James Business Park occupiers include:



## Distances (approx)

	Distance	Drive Time
Knarsborough Train Station	1 mile	3 mins
A1	3 miles	5 mins
Harrogate	5 miles	8 mins
Leeds/Bradford Airport	15 miles	22 mins
York	17 miles	30 mins
Leeds	19 miles	30 mins

Sat Nav Reference: HG5 8PJ

## ALSO DEVELOPING AT...

### Scotland

Aberdeen  
Dunfermline  
East Kilbride  
East Lothian  
Edinburgh  
Glasgow (Airport)  
Livingston

### North

Chester  
Chesterfield  
Doncaster (Airport)  
Knaresborough, Harrogate  
Leeds City Centre  
Leeds Thorpe Park  
Liverpool (Airport)  
Newcastle  
Manchester  
Stockport

### Midlands

Birmingham  
Coventry  
Swindon

### South

Crawley  
Elstree  
Luton  
Southampton  
Stevenage  
Stokenchurch  
Winnersh  
Wokingham

**BUSINESS HOMES**

A development by:



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james.scott@businesshomes.co.uk

Funded By:



Agents:



Michael Leonard / Sarah Butt



Peter Rawnsley / Chris Fordy