



**Regional Agricultural Centre
Great Yorkshire Showground
Harrogate, HG2 8NZ**



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MADDISON JAMES
ASSOCIATES LIMITED



Regional Agricultural Centre Great Yorkshire Showground, Harrogate

.....a focus for agriculture in the North of England

- **New Award Winning Development**
- **Sustainable Building**
- **Fully Inclusive Rentals**
- **Business space for agricultural or rural related not for profit tenants**
- **Car Parking**
- **Fodder Farm Shop and Cafe**

The Great Yorkshire Showground is an established agricultural location and home to the Great Yorkshire Show, Countryside Live and Pavilions of Harrogate Conference Facilities.

The Regional Agricultural Centre is a two storey office building located on the southern edge of Harrogate to enjoy the magnificent views over the Crimple Valley. From the showground are good connections to the A1 and Leeds/Bradford airport is within 15 minutes drive.

www.yas.co.uk



LeaseTerms

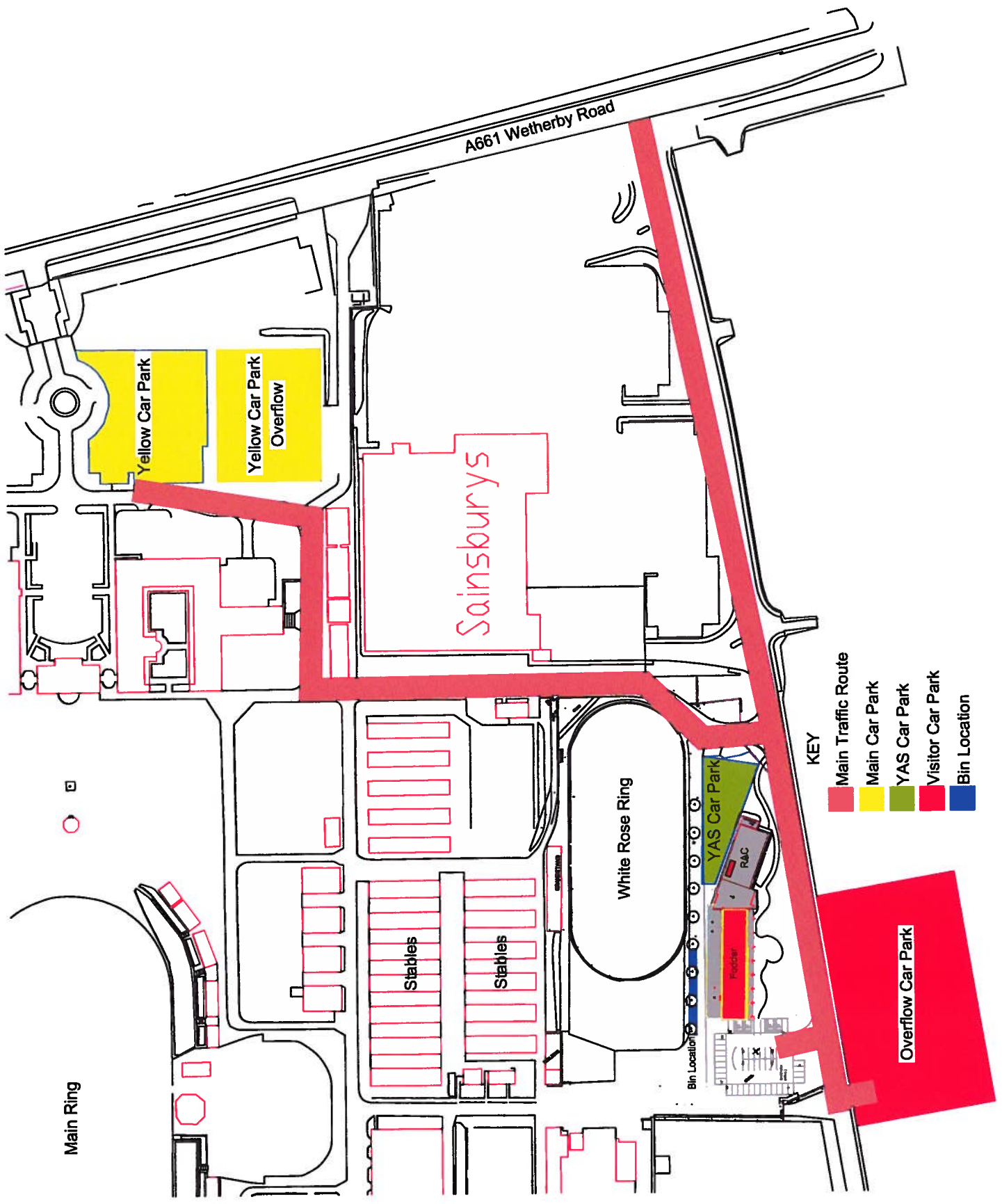
The office rentals are fully inclusive of all the following services for a lease term of three years and can include a tenant's only break clause. Minimum lease term is one year. All leases are contracted out of the security provisions of the Landlord and Tenant Act.

Inclusive Services

- Reception desk hosted between 8.30am and 5.30pm.
- Kitchen – use of a fully fitted kitchen stocked with a selection of hot and cold drinks.
- Meeting Room – up to 250 hours per year of the meeting room free of charge.
- Telephone installation – the cost of installing the telephone and broadband to the demise through the existing telecommunication systems.
- External Structural elements -repairs and maintenance to external items, e.g. roof works, paving, main walls, window replacement.
- Internal repairs- all repairs and renewal works undertaken in the communal areas.
- Insurance – building and public liability for injury to persons in respect of the communal areas.
- Car Parks - costs of maintaining, repairing, cleaning and keeping marked out.
- External redecoration and internal redecoration of the communal areas.
- Business Rates.
- Repair and renewal of fixtures and fittings in the communal areas.
- Signage- new and repairs to existing signs, including tenant signs on office doors and a tenant entry on the main directory board for the Centre.



- Landscaping- maintenance and new planting.
- Perimeter walls – repair and maintenance.
- Cleaning of communal areas and office areas along with the costs of the associated materials. Cleaning to be done between 5pm and 7pm on a regular basis.
- Window Cleaning – Regular external window cleaning of the main building and internal window cleaning of the communal areas.
- Caretaking services.
- Refuse Facility/Recycling Facility.
- Security - personal and security systems.
- Managing agent charges.
- Costs incurred in maintaining the smoke alarms, fire alarms, fire extinguishers and other apparatus needed for health and safety.
- Maintenance, repair, replacement and cleaning the foul and storm drainage systems.
- The costs incurred by the landlord for the supply of electricity to the communal areas and the tenant areas.
- Costs incurred in arranging the provision of water, ventilation and heating to the communal areas and the tenant areas.
- Water and Sewerage rates.
- Statutory Requirements- costs incurred by the landlord in adhering to legislation.
- Other Services provided that are to the benefit of the estate or the convenience of the tenants that the landlord feels are necessary in accordance with the principles of good estate management.



Main Ring

A661 Wetherby Road

Yellow Car Park

Yellow Car Park
Overflow

Sainsburys

Stables

Stables

White Rose Ring

YAS Car Park

RAC

Feeder

Bin Location

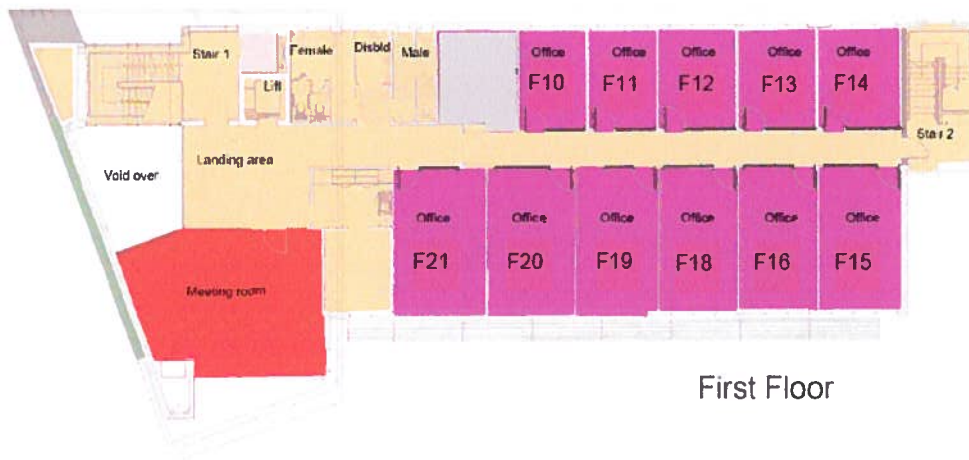
Overflow Car Park

KEY

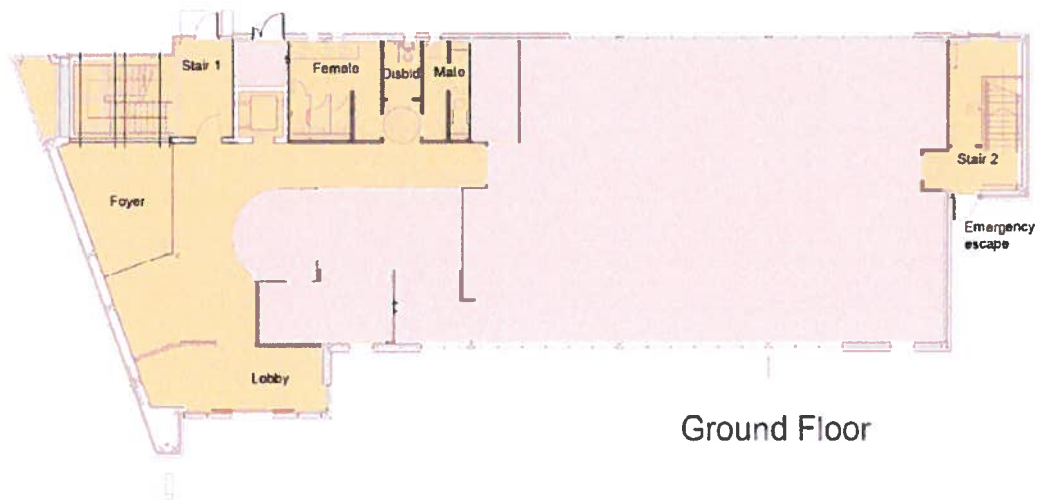
- Main Traffic Route
- Main Car Park
- YAS Car Park
- Visitor Car Park
- Bin Location



Floor Plan



First Floor



Ground Floor



Regional Agricultural Centre Office Rental Schedule

Office		Area		Annual Rental	
		M ²	sqft		
Swaledale	F10	12.8	137	£4,700	LET
Coverdale	F11	12.8	137	£4,700	LET
Littondale	F12	14.6	157	£5,350	
Wharfedale	F13	14.4	155	£5,300	
Nidderdale	F14	15.6	168	£5,750	LET
Dentdale	F15	22.2	239	£8,500	LET
Bishopdale	F16	20.5	220	£7,700	
Garsdale	F18	20.9	225	£7,900	
Wensleydale	F19	21.6	232	£8,200	
Teesdale	F20	22.8	245	£ 8,600	
Ribblesdale	F21	24.5	263	£9,250	LET

All the rooms have being measured in accordance with the RICS Code of Measuring Practice. VAT is charged on all rentals.



The Building

This building – it is one of the greenest, most sustainable buildings in Yorkshire. Its special features include:-

Brown Field Site – the building is located on an old railway siding which until recently had been used as a car park – so no nature was disturbed by its location.

Orientation – the shape of building has been designed to follow the path of the sun, to maximise light. To stop overheating we have put up slats over the south facing windows.

Timber Frame – the building is made from a timber frame rather than steel, which is far more environmentally friendly.

Sedum roof – Fodder has a living roof made up of millions of sedum plants which can tolerate being soaked or near drought conditions. A living roof gives a building great insulation, it blends into the landscape and it is excellent for insects and birds.

Grey Water Recycling – all the water off the roof is collected in an underground tank and is then piped into the toilet system – so the toilets are flushed with rain water, which re-uses a precious resource.

Sensor Taps – ensure that water is not wasted as taps cannot be left running.

Sheep Wool Insulation – the walls are insulated with sheep wool insulation rather than a man-made insulation which is better for the environment and gives sheep farmers a better price for their wool. Over 1500 fleeces were used in the building

Ground Source Heat Pump – all the heating in the building comes from the ground. We have drilled 10 boreholes 100m deep to get enough heat from the ground via a pipe to heat our building naturally.

Solar Panels – there are solar panels on the roof which heat the water for the wash hand basins.

Recycled Plastic Bottles – we have used recycled plastic bottles to make doors and vanity units in the toilets.

Natural Ventilation – the building does not have air conditioning which is incredibly fuel inefficient to run, instead it has natural ventilation which means that over a certain temperature the high level windows will open automatically and the cool air will blow through.

Local People – wherever possible we have used local companies to help construct the building and to fit it out. A list of these organisations is available, as we are happy to promote them.



Regional Agricultural Centre – Sustainable Elements

- The building has been designed to be sustainable and to minimise impact on the environment
- Environmentally-friendly features include a timber frame, rainwater “harvesting”, a ground source heat pump to provide heating, solar thermal roof panels, sheep’s wool insulation and a sedum roof
- Work to prepare the site is under way and has involved the excavation and recycling of 5,000 tonnes of material
- 2,000 tonnes of concrete has been excavated, crushed on site and re-used as hardcore on site
- The development will require 1,000 tonnes of new concrete and 1,000 tonnes of masonry stone
- Fleeces from 1,500 sheep will provide insulation for the offices
- There will be 1,000m of drainage
- The timber frame will use 75 tonnes of wood

Green Lease Initiatives

- Recycling
Tenants will be encouraged to use the onsite recycling facilities. The cleaner will collect separated paper waste for recycling.
- Heating
Heating is provided by one system providing under floor heating, powered by a ground source heat pump. The hours of operation of the heating will satisfy the requirements of the Workplace (Health, Safety and Welfare) Regulations 1992.
- Lighting
The office lights are controlled by sensors.
- Travel Plan
Tenants are to consider ways of reducing the number of car journeys by employees to the Centre.
- Sub-meters
The landlord reserves the right to install sub-meters in the tenant areas to monitor energy consumption.



Yorkshire Agricultural Society – a charity working for the Countryside

Patron HRH The Prince of Wales

Founded in 1837

Registered in England as a company limited by guarantee.

Company Registration No. 1666751, Charity No. 513238

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This is a jointly funded development



Subject to Contract

The information can be provided in different formats.

Property Misdescriptions Act 1991/Misrepresentations Act 1967 – These particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract. The Code of Practice for Commercial Leases in England and Wales strongly recommends you seek advice before signing a business tenancy.

April 2010