

**2 VICTORIA
AVENUE**

TO LET

Premium fitted office space

Inspiring spaces for ambitious businesses

2 VICTORIA AVENUE, HARROGATE, HG1 1EL



Designed for success

2 Victoria Avenue is a newly refurbished, striking, purpose-built four-storey office building situated in the heart of Harrogate.

Designed to the highest standards, it offers premium office accommodation complemented by advanced systems and modern technology.

The exceptional specification and variety floor plates present a rare opportunity for businesses seeking a prestigious presence in one of Harrogate's most desirable locations.

Each floor features a blend of open-plan and partitioned, air-conditioned office suites, supported by a full range of staff amenities including elegant breakout areas, kitchen facilities, dedicated shower and drying rooms, and separate ladies' and gents' washrooms.

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Inspiring spaces for ambitious businesses

With a range of options to shape your space, 2 Victoria Avenue creates the perfect place, adapted to elevate your business and suit your unique needs.

Various suites of different sizes are available from 452 – 5,470 sq ft



Facilities



Bike
Parking



Shower and
Drying Room



Air
Conditioning



Break Out
Areas



Kitchen
Facilities

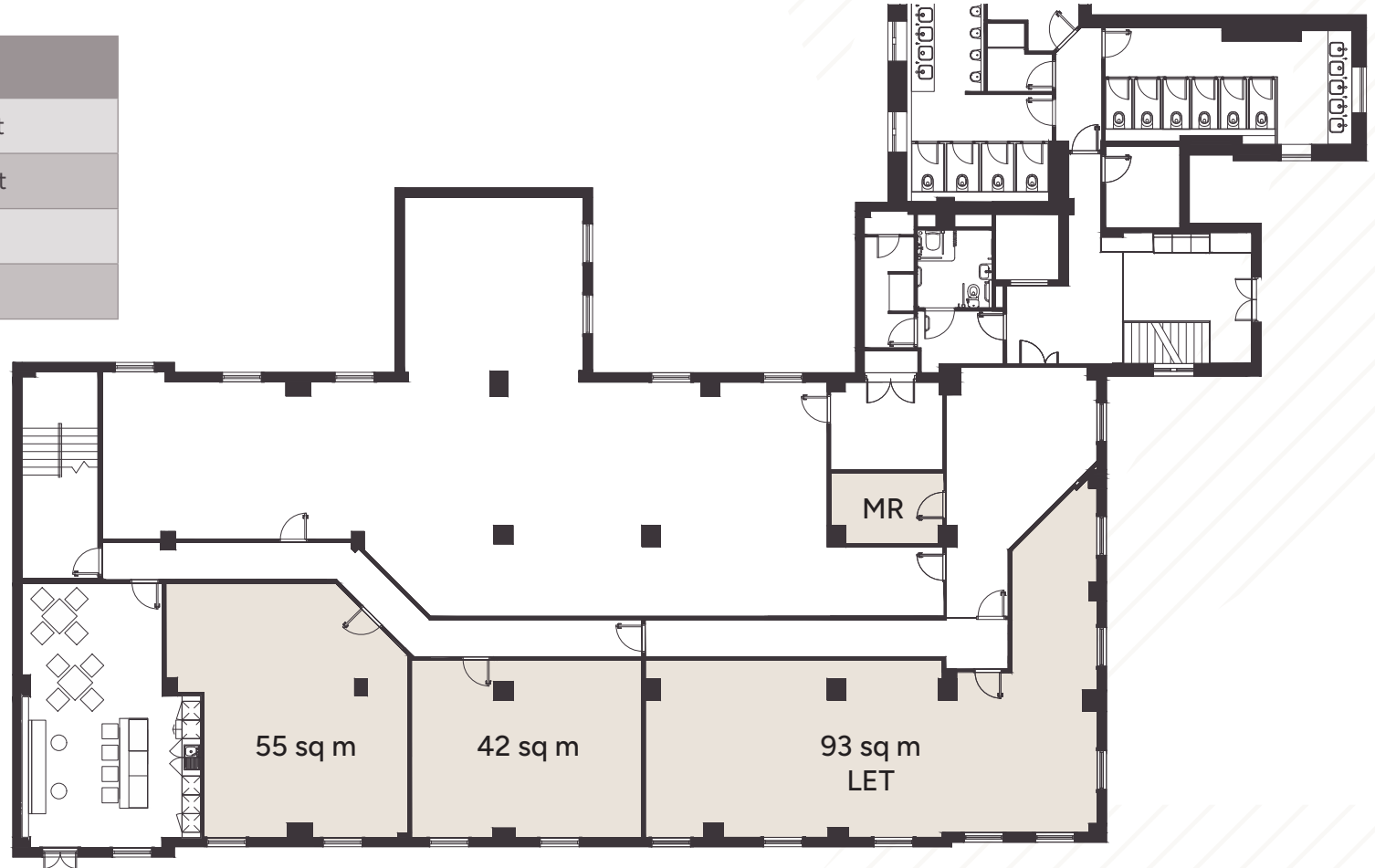


Transport
Links

2 VICTORIA AVENUE

Availability

FLOOR	SUITE SIZE
Ground	55 sq m / 592 sq ft
Ground	42 sq m / 452 sq ft
Ground	Let
Ground	Meeting Room



Ground Floor

Outstanding location

The property is located within Harrogate town centre on Victoria Avenue which forms a link between West Park and the famous Stray Parkland and Station Parade.

Victoria Avenue provides one of the main locations for professional businesses and occupiers include surveyors, architects, solicitors, financial professional service companies, The Library and Law Courts.

The property is within a very short walking distance of the shops, restaurants and amenities of Harrogate town centre.

Distance from:

Harrogate Train Station:

5 minutes on foot (0.3 miles),

Harrogate Bus Station:

6 minutes (0.4 miles).



Well connected



5

Minutes to walk to Harrogate Train Station



6

Minutes to walk to Harrogate Bus Station



16

Trains from Harrogate to London Kings Cross every day



7

Miles drive to A1(M)

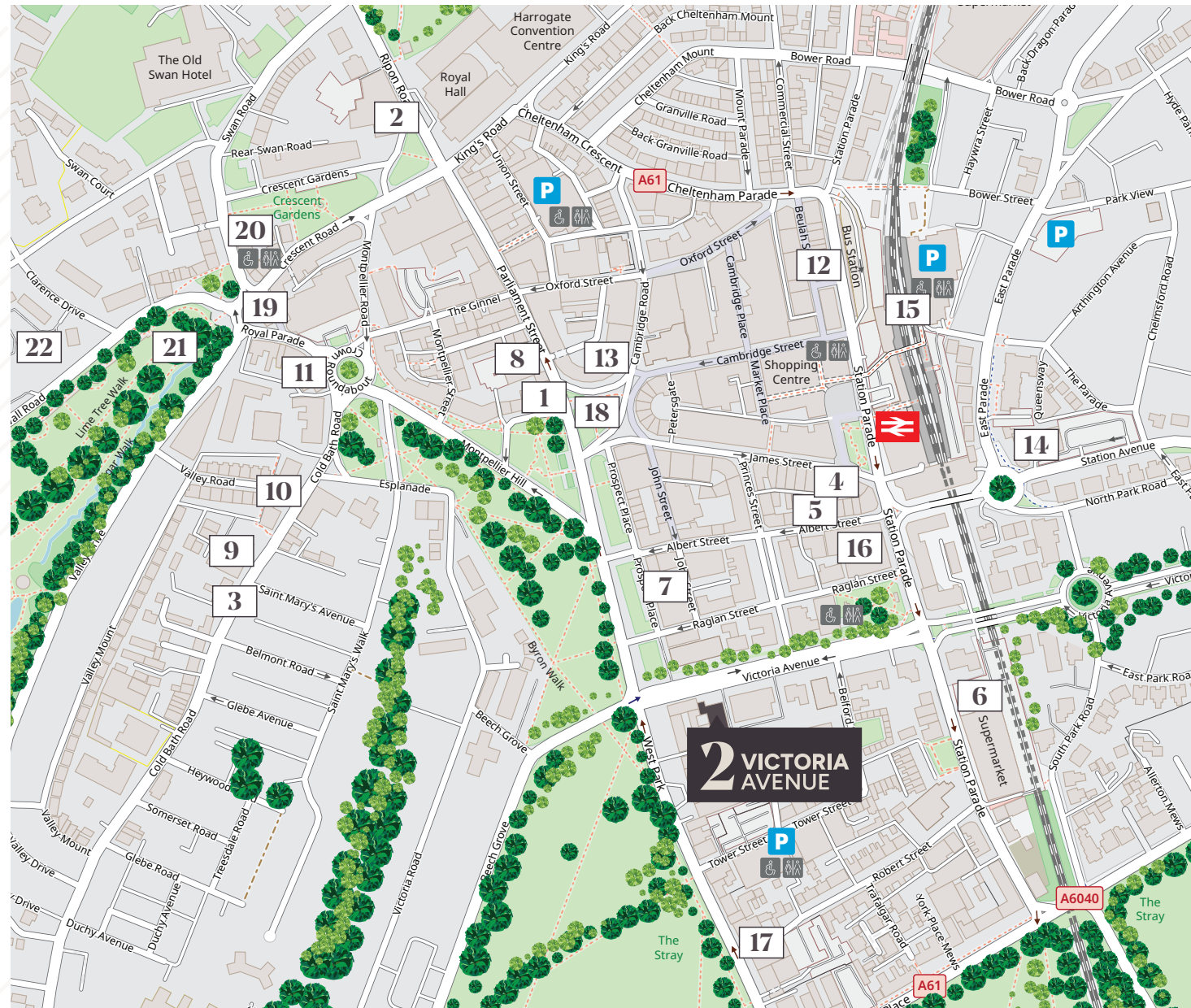


30

Minutes drive to Leeds Bradford Airport

Amenities

- | | | | |
|-----------|---|-----------|--------------------------------------|
| 1 | Betty's Café
Tea Rooms,
Town Centre | 12 | Caffè Nero,
Beulah Street |
| 2 | The Harrogate Inn | 13 | Caffè Nero,
Cambridge
Crescent |
| 3 | Pranzo Italian
Harrogate | 14 | The Odeon
Cinema |
| 4 | Mama Doreen's | 15 | Harrogate Train
Station |
| 5 | Pizza Express | 16 | The Everyman
Cinema |
| 6 | Waitrose | 17 | Weetons Food
Hall, West Park |
| 7 | Hotel Du Vin
& Bistro | 18 | The Cenotaph |
| 8 | The Ivy
Restaurant | 19 | The Pump Rooms |
| 9 | Prologue Bike
Shop & Café | 20 | The Mercer
Art Gallery |
| 10 | William & Victoria
Restaurant | 21 | The Valley
Gardens |
| 11 | Crema Coffee | | |



2 VICTORIA AVENUE

Get in touch

For leasing opportunities at 2 Victoria Avenue, please contact letting agents Fox Lloyd Jones, to explore flexible, bespoke terms designed around your business.

**FOX
LLOYD
JONES**

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PROPERTY MISREPRESENTATION ACT 1991 All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country Planning matters have been obtained by an oral enquiry to the appropriate planning authority. The Agents do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installation, plumbing installation, electrical installation etc. and purchasers lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to contrary.