

TO LET
GROUND FLOOR OFFICE SUITE IN ATTRACTIVE TOWN
CENTRE PERIOD BUILDING – 1,397 ft²

FOX
LLOYD
JONES

0113 243 1133

www.fjltd.co.uk

7 VICTORIA AVENUE, HARROGATE, HG1 1EQ



STRATEGIC PROPERTY & ASSET SOLUTIONS

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DESCRIPTION



7 Victoria Avenue comprises a beautifully maintained period building, offering a blend of historic charm and modern functionality. The property is currently undergoing a refurbishment and modernisation of its communal areas to provide a bright, clean and fresh space. The suites themselves have been recently decorated and carpeted and offer a blank canvas for an incoming occupier.

Additional basement storage space can be available if required.

Specification

- Refurbishment underway
- Carpet flooring
- Fluorescent lighting
- Divided with private office rooms / meeting rooms
- Perimeter power & data
- EPC - D (85)
- Car parking available

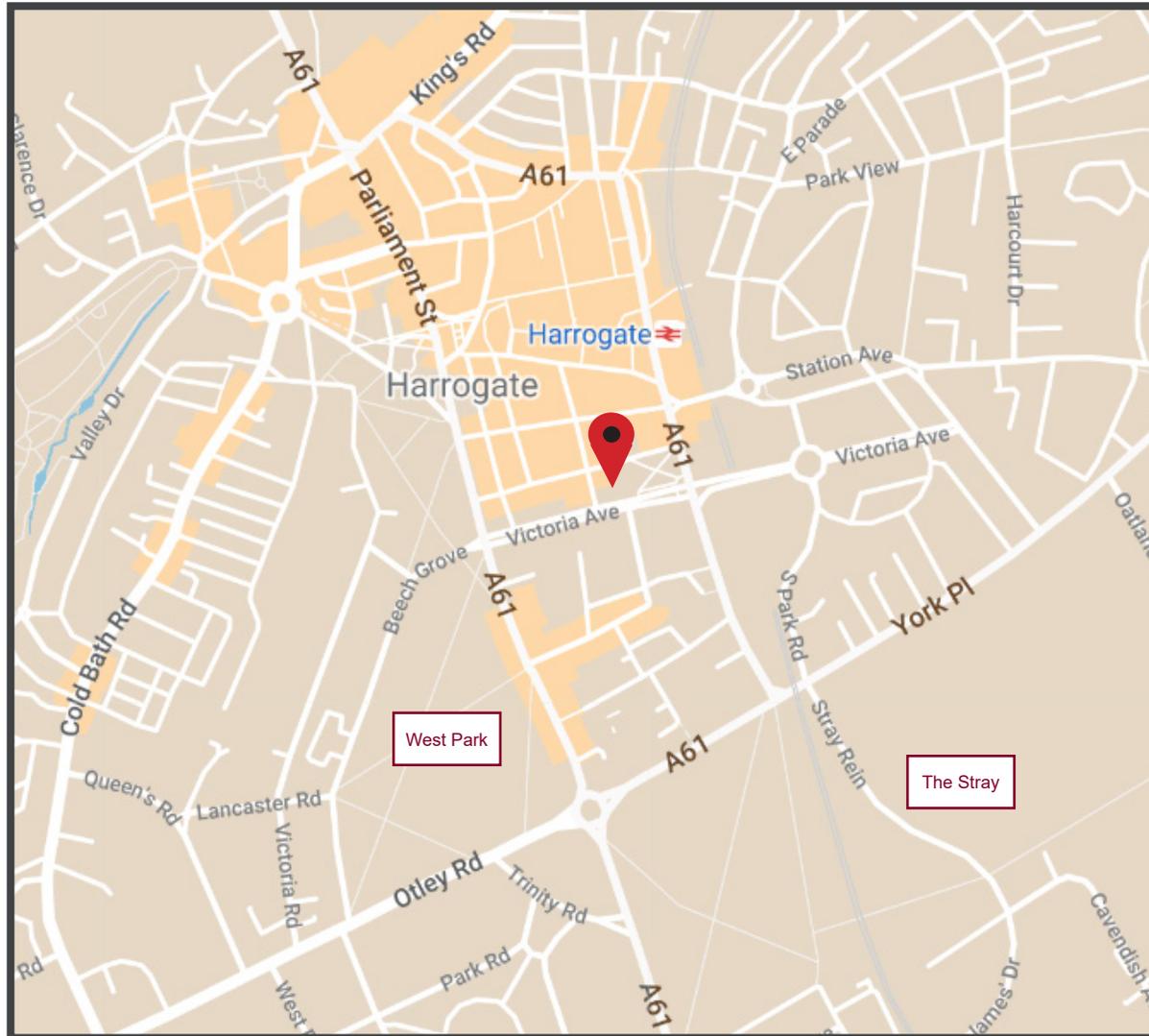
Accommodation (NIA)

Floor	Sq. M.	Sq. Ft.
Ground	129.78	1,397
Total	129.78	1,397

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LOCATION



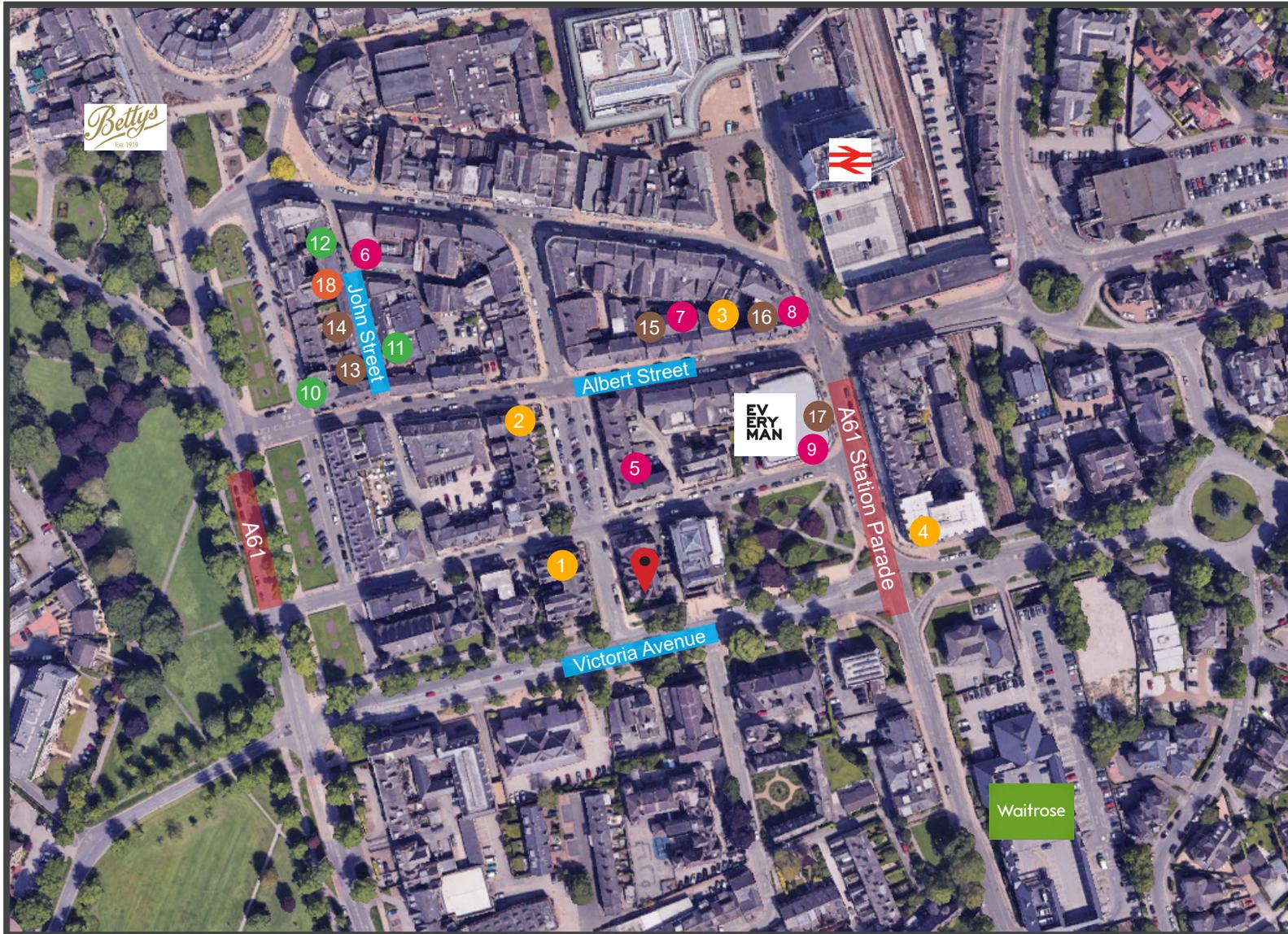
- The property is situated on the south side of Harrogate town centre, in an area dominated by professional occupiers such as surveyors, architects, solicitors, financial professional service companies, The Library and Law Courts.
- A short walk away is the vast green expanse of the landmark Stray, with its famous displays of crocus and cherry blossom in spring.
- The property is ideally situated for occupiers to enjoy the plethora of eateries and independent stores in the area.
- The train station provides good connections, with direct services to and from London Kings Cross. Leeds and York are more or less equidistant to the south and east respectively, with a journey time of around 40 minutes.
- The A1(M) is 30 minutes by car via the A661 (Wetherby) or A59 (Knaresborough).



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Restaurants

- 1 The Tannin Level
- 2 Caffè Marconi (Italian)
- 3 Portofino (Italian)
- 4 The Agora (Greek/Turkish)



Takeaway / Restaurants

- 5 Papas (Greek)
- 6 Gigging Squid (Thai)
- 7 Pizza Express
- 8 Zizzi (Italian)
- 9 Farmhouse



Pub/Bar + Restaurant

- 10 Alexandra Pub
- 11 The Four Leaf
- 12 The Pickled Sprout



Coffee Bar / Bistro

- 13 LMDC Espresso bar
- 14 Brio Café
- 15 Clementine Café
- 16 Thug Sandwich Co.
- 17 Grane



Wine Bar

- 18 Papitos



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Viewing & further information

Please contact the joint letting agents:

Harry Finney

Harry.Finney@fljtd.co.uk

Bethan Linehan

Bethan.Linehan@fljtd.co.uk



0113 427 5484

Terms

The suite is available on a new lease. Flexible lease terms are available.

Rent:

On Application

EPC:

The property's energy rating is D (85). A full copy of the certificate is available upon request.

Business Rates:

Upon Enquiry

Service Charge:

Upon Enquiry

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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