

TO LET

ATTRACTIVE, WELL LOCATED OFFICES IN THE HEART OF HARROGATE

(158 sq.ft. - 1,529 sq.ft.)



- Prominent Position
- All-inclusive Rents
- Good Transport Links

1st Floor, Bridge House, 1 – 2 Station Bridge, Harrogate, HG1 1SS

Regulated by RICS

LOCATION

The property is located within Harrogate town centre on the corner of the A61 and Station Bridge. The A61 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 : 1 minute on foot (>0.1miles) Harrogate Bus Station: 2 minutes (0.1 miles).

DESCRIPTION

The property comprises a period four storey terraced building built in the 1890's in the heart of Harrogate Business District. Recently refurbished, the office suite comprises the full first floor with additional storage space and a meeting room at a mezzanine level. The suite is split into several rooms at first floor level, all with good levels of natural light. The First-floor suite benefits from a kitchen and shared WC facilities.

The property benefits from the following specification features:-

- Fully carpeted throughout
- Perimeter trunking
- 24-hour access
- Intercom system
- Excellent natural lighting
- Gas fired central heating

ACCOMMODATION

Th available accommodation at Bridge House provides the following net internal floor areas:

Suite 10 & 11 - **386 sq ft**

Suite 12&13 - **158 sq ft**

Please contact the sole letting agent for further information.

PARKING

We do not have any parking available with the building however there are provisions nearby-

- Victoria Multi Storey Car Park adjacent to the station.
- Surface car parking off Station Avenue adjacent to The Odeon.

Finally, there is on street parking available in the near vicinity.

RATES

In accordance with the Valuation Office Agency Webpage the first floor of the property is assessed as "Offices and Premises" and has a current rateable value of £15,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance rating of D (85). Further information can be provided.

TERMS

The property is available on a new full effective full repairing and insuring basis for a term of years to be agreed. The property has been elected for VAT and therefore VAT will be applicable to the rent.

FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole agent:-

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(REF: TN.)

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