



12 Granby Road

Harrogate, HG1 4ST

To Let - High Quality Refurbished Period Offices in Central Harrogate

103 to 1,352 sq ft
(9.57 to 125.60 sq m)

- Available on inclusive Terms
- Central Harrogate Location
- On-Site Car Parking - Available Separately
- Views onto The Stray
- W/C & Kitchen Facilities
- Period Building
- WI-FI

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Summary

Available Size	103 to 1,352 sq ft
Rent	£300 - £850 per month Inclusive of the buildings service charge, insurance and utilities.
Business Rates	Assessed and charged per suite by the local authority.
Service Charge	Included within the rent.
Car Parking	A number of car parking spaces are available, please contact the agents for further information.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Location

The property is situated on Granby Road, approximately one mile east of Harrogate town centre, in an established and accessible location overlooking The Stray, one of the town's most notable open green spaces. The surrounding area provides an attractive setting for commercial occupiers, combining a pleasant outlook with convenient access to the town's amenities and wider transport network.

Harrogate town centre offers an extensive range of retail, leisure and hospitality facilities, including shops, cafés, restaurants and other everyday amenities. The property is also conveniently positioned close to the A661 Wetherby Road and A59 Knaresborough Road, providing access to the surrounding North Yorkshire area and the wider regional road network.

Description

The property comprises an attractive two-storey, Grade II listed period office building of traditional construction. The building retains considerable architectural character, with a hipped slate roof, decorative stonework, recessed sash windows and distinctive bay windows to the ground floor, complemented by an elegant entrance incorporating classical detailing.

Accommodation

The accommodation comprises the following net internal floor areas:

Name	Building Type	sq ft	Monthly Rent
Ground - Suite 1	Office	258	£650
Ground - Suite 2	Office	293	£850
Ground - Suite 3	Office	172	£500
1st - Suite 13	Office	185	£550
1st - Suite 14	Office	103	£300
1st - Suite 15	Office	130	£400
1st - Suite 25	Office	211	£650
Total		1,352	



Viewing & Further Information



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