

## TO LET

**ATTRACTIVE, WELL-LOCATED OFFICES  
IN THE HEART OF HARROGATE**

**(158 sq.ft. - 1,251 sq.ft.)**



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

1<sup>st</sup> 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 characterful four-storey period terraced building dating from the 1890s, prominently positioned in the heart of Harrogate's established Business District. The building has been recently refurbished to a high standard, blending period features with modern office accommodation. There are a variety of individual office suites arranged across the upper floors. The top floor offers a self-contained office suite benefitting from its own kitchenette, WC facilities, and a private meeting room or secondary office, providing an ideal solution for occupiers seeking a more autonomous working environment.

All suites enjoy good levels of natural daylight and access to well-maintained communal areas, offering flexible and characterful accommodation within a highly desirable town centre location.

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

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

Suite 9	-	<b>181 sq. ft</b>
Suite 10 & 11	-	<b>386 sq ft</b>
Suite 12&13	-	<b>526 sq ft</b>
Suite 15	-	<b>158 sq. ft</b>

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 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:-

**CARTER TOWLER**  
**0113 245 1447**

**Tom Newstead**  
[tomnewstead@cartertowler.co.uk](mailto:tomnewstead@cartertowler.co.uk)

**James Jackson**  
[jamesjackson@cartertowler.co.uk](mailto:jamesjackson@cartertowler.co.uk)

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