

2 Victoria Avenue, Harrogate, HG1 1TW



High quality office accommodation in the centre of Harrogate

- High quality four storey prominent office building in heart of Harrogate Business District
- Completely refurbished offering modern office accommodation with new systems throughout
- Each air conditioned floor offers open plan and partitioned offices with lift and WC facilities
- Break-out areas, kitchen facilities, shower and drying room facilities
- Short walking distance to shops, restaurants and amenities of Harrogate

Office
TO LET

431 to 7,465 sq ft
(40.04 to 693.52 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	431 to 7,465 sq ft
Rent	£19 per sq ft
Business Rates	Rateable Values: Ground Floor £58,500, First Floor £63,000, Second and Third Floors £102,000
Service Charge	There will be a service charge for maintenance and repair of the common parts and external areas of the building.
Car Parking	Under-croft car park offering spaces based upon 1:1000 sq.ft. of accommodation
VAT	Applicable
EPC Rating	C (66)

Description

The property is located on 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.

Location

The property is within a very short walking distance of the shops, restaurants and amenities of Harrogate town centre. Distance from : Harrogate Train Station : 6 minutes on foot (0.3miles) Harrogate Bus Station: 8 minutes (0.4 miles).

Accommodation

The accommodation comprises of the following

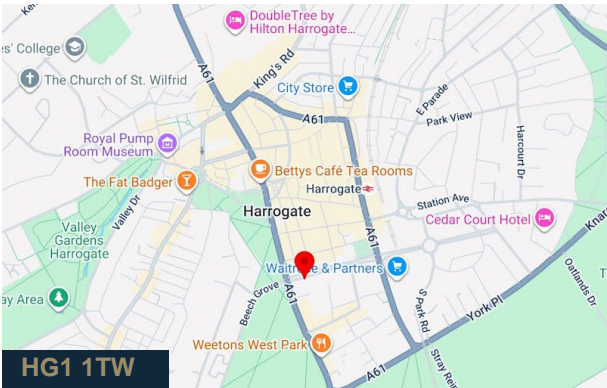
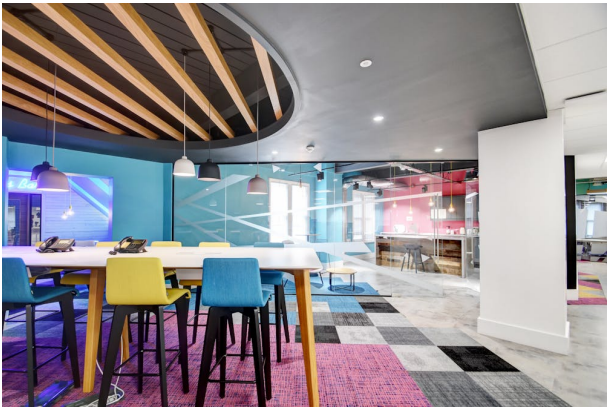
Name	Building Type	sq ft	sq m	Availability
Ground - Floor Suite 1	Office	431	40.04	Available
Ground - Floor Suite 2	Office	807	74.97	Available
Ground - Floor Suite 3	Office	592	55	Available
1st - Floor	Office	7,465	693.52	Available
Total		9,295	863.53	

Specification

The property comprises a high-quality purpose built four storey office building built in the late 1990's in the heart of Harrogate Business District offering modern high specification office accommodation and benefits from the latest systems and technology. The quality of its specification and the very extensive office accommodation it provides makes it unique in the Business District. Each floor provides a combination of open plan and partitioned air conditioned office suites with ancillary staff facilities including separate Ladies and Gents WC facilities, break-out areas/kitchen facilities, shower and drying room facilities.

Terms

The property is available on a new full effective full repairing and insuring basis for a term of years to be agreed.



Viewing & Further Information

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