

Osborne House, Ground Floor Suite, 20 Victoria Avenue, Harrogate, HG1
5QY



Ground floor office suite within imposing Victorian property in Harrogate Business District

- Self-contained ground floor office accommodation
- Ladies and gents WC facilities (communal)
- Kitchen/staff facilities (communal)
- Car parking spaces available (separate license)
- £21,500 p.a. exclusive

Office
TO LET

1,114 sq ft
(103.49 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
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Summary

Available Size	1,114 sq ft
Rent	£21,500 per annum The rent is exclusive of Business Rates.
Rateable Value	£11,750 An ongoing tenant should be eligible for small business rate relief (no rates payable STS) as the RV is under the £12,000 threshold. Interested parties are advised to make any further enquiries direct to the local rating authority North Yorkshire Council on 01423 500600.
Service Charge	The lease is subject to a service charge of circa £2.50 psf payable to the Landlord. This includes the following : external repairs, insurance, water rates, charge for common areas and facilities. The suite is separately metered for electricity.
Car Parking	Car Parking can be made available at the premises on a separate licence agreement of £1,000 per space. Further details available on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (116)

Description

The premises comprise part of the ground floor of an imposing three storey Victorian property on Victoria Avenue in the heart of Harrogate Business District. The accommodation offers office suites to the side of the reception hall, benefiting from good natural light with windows overlooking Victoria Avenue. There are kitchen facilities and separate Ladies and Gents WC facilities. 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 located within the professional quarter of Harrogate town centre on Victoria Avenue, close to its junction with South Park Road. Victoria Avenue forms a link between West Park and the famous Stray Parkland and Station Parade.

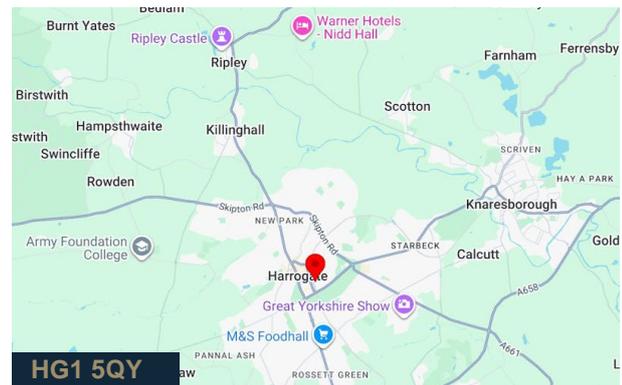
Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport. Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the North of England.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,114	103.49	Available
Total	1,114	103.49	

Terms

The property is available on an inclusive rental lease basis for a term of years to be agreed.



Viewing & Further Information

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