

Clarendon House, Harrogate, HG1 1JD



Modern Office Suites in the heart of Harrogate Town Centre

- High Quality Office Accommodation in Harrogate Town Centre
- Highly prominent Town Centre position
- High quality fit-out throughout
- Excellent transport links, close to Harrogate Train and Bus Stations
- Suites from 1,371 - 9448 sq.ft.
- 12 car parking spaces available

Office

TO LET

1,371 to 9,448 sq ft

(127.37 to 877.75 sq m)



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PROPERTY CONSULTANTS

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Summary

Available Size	1,371 to 9,448 sq ft
Rent	£18 - £22 per sq ft
Rateable Value	£85,500 The rateable value is for both floors. Interested parties are advised to contact the local rating authority North Yorkshire Council on 01423 500600.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (27)

Description

Clarendon House is a high-quality mixed-use building with offices on the upper four floors and retail/restaurant units at ground floor level. The office accommodation benefits from two 8-person passenger lifts and is fully DDA compliant.

The vacant suites occupy the entire 3rd floor and part 4th floor of the property and have been fitted out to a high standard, offering a mix of open plan and glazed cellular offices. In addition, there are kitchen and staff break-out areas. In terms of specification, the suites benefit from Air Conditioning, Perimeter Trunking, Double Glazed Windows, Suspended Ceilings with LG3 Lighting and Modern Staff Amenities.

Location

Clarendon House is situated in the heart of Harrogate Town Centre, occupying a highly prominent position on the corner of Victoria Avenue and Station Parade, less than a five-minute walk from the train station and in close proximity to the town's prime retailing areas of Cambridge Street, James Street and the Victoria Centre.

The town benefits from excellent road communications with the A61, A658 and A661 connecting the town with Leeds. The A61 continues north towards to Ripon, while the A658 connects onto Bradford. The A1(M) is 8 miles to the east.

The town has a mainline railway station with LNER operating a direct, 2 hour and 50-minute service, from Harrogate to London King's Cross. There are also regular direct services to Leeds and York. In addition to its rail links, Leeds Bradford international airport is situated only 16 miles to the southwest.

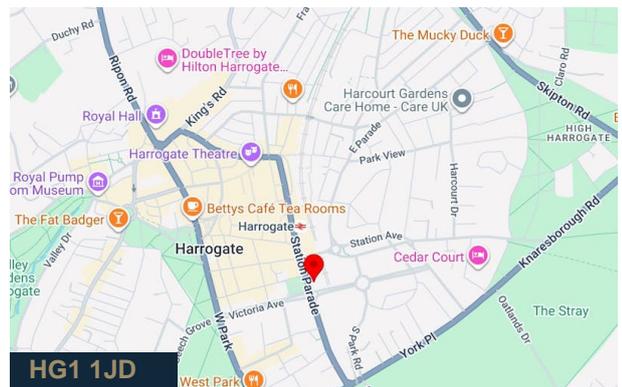
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Floor Office Suite	5,231	485.98	Available
4th - Part Floor Office Suite	4,127	383.41	Available
Total	9,358	869.39	

Terms

The suites are available as a whole or individual floors on new fully repairing and insuring leases, for a term of years to be agreed, at a rental equating to £18 per sq.ft per annum exclusive. Alternatively, individual suites can be available from 1,371 sq.ft (127 sq.m) at a rental equating to £22 per sq.ft per annum exclusive.



Viewing & Further Information

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