

First Floor 6 Victoria Avenue, Harrogate, HG1 1ED



Office suite in the heart of Harrogate Business District in Town Centre

- First Floor office suite in period property on Victoria Avenue
- Fully self-contained with three offices and Conference Room
- Staff facilities - Kitchen and WC facilities
- Within walking distance of Harrogate town centre shops and amenities
- No VAT applicable and no business rates payable (STS)
- 2 Car Parking Spaces
- £18,250 p.a. No VAT applicable

Office
TO LET

1,017 sq ft
(94.48 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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www.montpellierproperty.com

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Summary

Available Size	1,017 sq ft
Rent	£18,250 per annum
Business Rates	Interested parties are advised to contact The Local Rating Authority North Yorkshire County Council on 01423 500600.
Service Charge	£3.50 per sq ft A service charge will be levied to cover the maintenance and repair of the common parts and external areas of the building by the Landlord.
Car Parking	West Park Multi Storey Car Pack is located close by on Tower Street (335 spaces) with permits available at £150 per quarter.
VAT	Not applicable
Legal Fees	The ingoing tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation subject to a capped upper limit of £500.
EPC Rating	D (95)

Description

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.

6 Victoria Avenue is an imposing Victorian period property set back behind a landscaped garden area to the front elevation. The office suite is fully self-contained and presents well with a reception office, two further offices and a smart conference room. Staff facilities include a kitchen and separate Ladies and Gents WC facilities.

Location

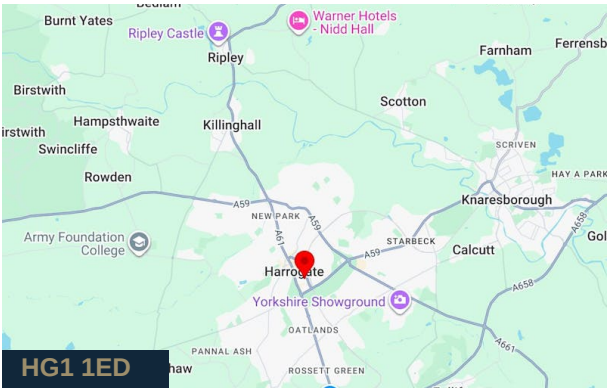
6 Victoria Avenue is located in the heart of the business district of Harrogate town centre at its junction with Belford Road close to Princes Square, which forms a link between West Park and the famous Stray Parkland and Station Parade.

Lease

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

Accommodation

Name	sq ft	sq m	Availability
1st - Floor Main Office	346	32.14	Available
1st - Floor Adjoining Office	167	15.51	Available
1st - Floor Server Room/Store	65	6.04	Available
1st - Floor Side Office	208	19.32	Available
1st - Floor Kitchen	58	5.39	Available
1st - Floor Conference Room	173	16.07	Available
Total	1,017	94.47	



Viewing & Further Information

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