

Osborne House, Victoria Avenue, Harrogate, HG1 5QY



Quality Office Suite To Let in Harrogate town centre

- First floor office suite in an imposing Victorian property
- Located in the heart of the professional quarter on Victoria Avenue
- Self-contained accommodation with dedicated WC, Kitchen and staff facilities
- 2 dedicated car parking spaces included
- Service Charge included in rent
- £20,000 p.a.

Office
TO LET

1,008 sq ft
(93.65 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	1,008 sq ft
Rent	£20,000 per annum
Rateable Value	£14,000 Interested parties are advised to contact The Local Rating Authority North Yorkshire County Council on 01423 500600.
Service Charge	The Rent is inclusive of the Service Charge which includes: external repairs, insurance, water rates and charges for maintenance of the common areas and facilities.
Car Parking	Two allocated car parking spaces are included in the rent.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Description

The premises comprise the first floor of a substantial three storey Victorian building. The accommodation is a self-contained office suite, benefiting from good natural light with front windows overlooking Victoria Avenue.

The property benefits from the following summary specification:

- Self-contained office accommodation
- Dedicated Ladies and Gents WC facilities
- Dedicated kitchen/staff facilities

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 has the leading Conference and Exhibition Centre in the North of England.

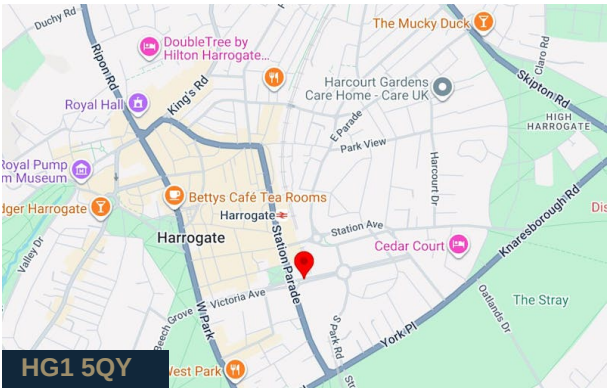
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor Offices	1,008	93.65	Available
Total	1,008	93.65	

Terms

The property is available on an inclusive rental lease basis for a term of years to be agreed. The rent is inclusive of the service charge which includes: external repairs, insurance, water rates, and charges for maintenance of the common areas and facilities.



Viewing & Further Information

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