

First Floor Suite 5 Victoria Avenue, Harrogate, HG1 1EQ



## High quality office accommodation in heart of Harrogate Business District

- Business Centre in landmark prominent period property
- Fully refurbished suites carpeted throughout
- Numerous separate WC and kitchen facilities
- Close to Harrogate Train Station and the Town Centre
- Flexible lease terms available, no business rates payable (STS)

Office  
**TO LET**

**148 sq ft**  
(13.75 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
[www.montpellierproperty.com](http://www.montpellierproperty.com)

# First Floor Suite 5 Victoria Avenue, Harrogate, HG1 1EQ

## Summary

Available Size	148 sq ft
Rent	£3,750 per annum
Business Rates	The suite will need to be re-assessed for business rates purposes. We envisage the suite will be eligible for small business rate relief (no rates payable subject to status). Interested parties are advised to contact their local rating authority North Yorkshire Council on 01423 500600.
Service Charge	There will be a service charge of £6psf and £4psf for utilities which will be charged p.a. on a fully inclusive basis.
VAT	Applicable
Legal Fees	An ingoing tenant will be responsible for a contribution of £250 + VAT towards the Landlord's legal costs.
EPC Rating	C (72)

## Description

5 Victoria Avenue is a landmark property in Harrogate attributed to George Dawson, a well-known developer responsible for many imposing buildings in the town including Cambridge and Prospect Crescent. In recognition of the building's historical significance it displays a brown historical plaque.

The premises have since been developed as a Business Centre providing businesses with a comprehensive and efficient office rental arrangement. The property benefits from a range of office suites, all fully refurbished to a good specification.

## Accommodation

The accommodation comprises of the following

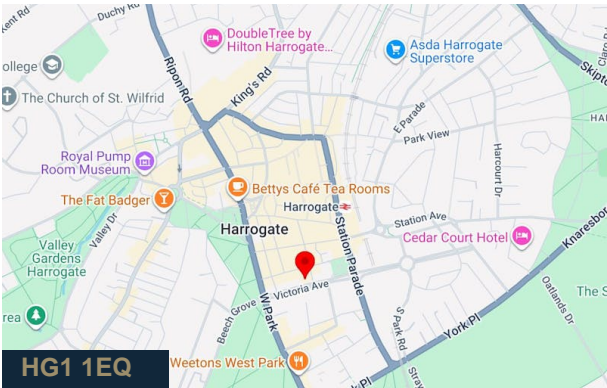
Name	Building Type	sq ft	sq m	Rent
1st - Floor Suite 103	Office	148	13.75	£3,750 /annum

## Specification

- Fully refurbished suites fully carpeted throughout
- Numerous shared WC facilities and kitchen facilities on three floors
- Secure door entry system and LG7 lighting
- Power and communication sockets linking to a patch panel
- Floor boxes with access to CAT5E cabling or perimeter trunking

## Terms

The suite is available on an internal repairing basis as all the other property related costs are included within the rent and service charge. VAT will be chargeable on the quoted rental figure. Flexible lease terms are available.



## Viewing & Further Information

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