

8/10 Victoria Avenue, Harrogate, HG1 1ED



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

- Self-contained ground and lower ground office suite
- Staff facilities - Kitchen and WC and Shower facilities
- Within walking distance of Harrogate town centre shops and amenities
- £27,500 p.a. No VAT applicable

Office

TO LET

1,691 sq ft

(157.10 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

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Summary

Available Size	1,691 sq ft
Rent	£27,500 per annum
Rateable Value	£21,250 Interested parties are advised to contact The Local Rating Authority North Yorkshire County Council on 01423 500600.
Service Charge	£6,749 per annum 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. Buildings insurance is £747.52 p.a
Car Parking	2 Car Parking spaces included. Other Parking facilities include West Park Multi Storey Car Park 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	Upon enquiry

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.

8-10 Victoria Avenue is an imposing Victorian period property set back behind a landscaped garden area to the front elevation.

The office suite provides a fully self-contained office suite presented to a high standard which has been opened up to provide a combination of open plan and cellular office accommodation.

The ground floor provides a reception office, three inter-connecting offices, and a rear meeting room.

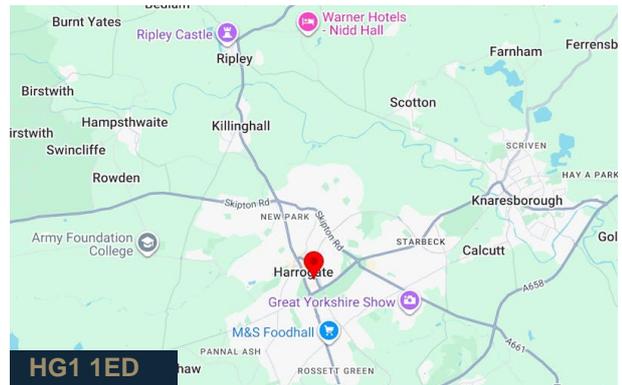
The lower ground floor has been fully fitted to provide high quality ancillary accommodation. This includes two meeting rooms, a store room, a staff room/ kitchen and a separate ladies and gents WC facilities and shower facilities.

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.



Viewing & Further Information

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