

The Kent Suite, 4 Princes Square, Harrogate, HG1 1JX



Quality Office Accommodation in the heart of Harrogate Town Centre

- Ground Floor Office Suites in attractive period property
- Desirable office location in sought after Princes Square
- Recently refurbished throughout with staff WC and kitchen facilities
- Very close to all Town Centre amenities, Bus and Train Stations
- Car parking in Princes Square and West Park Multi-storey closeby
- Use Class E - office/clinic/business use
- £10,500 - £25,500 p.a. exclusive No VAT

Office

TO LET

281 to 710 sq ft
(26.11 to 65.96 sq m)



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(01423) 547313
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Summary

Available Size	281 to 710 sq ft
Rent	£10,500 - £25,500 per annum
Business Rates	Suite 1: RV: c. £5,380 Suite 2 RV: c.£3,524. The suites even if taken as a whole will qualify for small business rates (no rates payable) subject to an occupiers status. Enquiries to Rating Dept Harrogate Borough Council (01423) 500600.
Service Charge	£6 per sq ft External repairs and maintenance, gardening, fire testing, cleaning of common parts, fire testing, carpet cleaning, building insurance and window cleaning.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

4 Princes Square is an attractive Victorian mid-terrace property offering two ground floor office suites with windows to the front looking onto a well maintained garden overlooking Princes Square. Recently refurbished, the suites offer high quality office accommodation with staff WC and kitchen facilities in a desirable location in the heart of Harrogate Town Centre and Business District. There is car parking available in Princes Square and also at the West Park multi-storey car park (offering 350 spaces) closeby.

Location

Princes Square is situated in Harrogate Town Centre between Albert Street and Raglan Street. It is a distinctive mixed-use destination where elegant Victorian architecture frames a lively blend of business and hospitality. Estate agents, professional offices, cafés, and eateries sit side by side, creating a dynamic and accessible environment that attracts both local professionals and visitors. Ideally positioned just moments from Harrogate's main retail core along James Street, the square also benefits from close proximity to a wide range of town centre amenities, restaurants, the Everyman Cinema Harrogate, and the bustling Station Parade. Bus and train stations are only a short walk away, making it a convenient and well-connected location for both businesses and visitors. With its central setting, characterful surroundings, and balanced mix of commercial and leisure uses, Princes Square offers a very appealing environment for businesses to flourish.

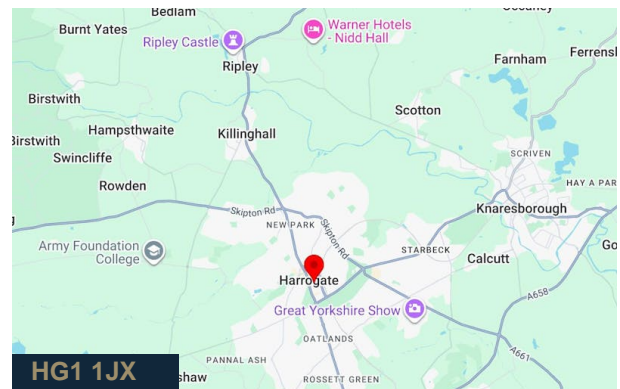
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Floor Suite 1	429	39.86	£15,000 /annum	Available
Ground - Floor Suite 2	281	26.11	£10,500 /annum	Available
Total	710	65.97		

Terms

The offices suites are available on a new FRI lease for a term to be agreed.



Viewing & Further Information

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