

2 Victoria Avenue, Harrogate, HG1 1TW



High quality office accommodation in the centre of Harrogate

- High quality four storey prominent office building in heart of Harrogate Business District
- Completely refurbished offering modern office accommodation with new systems throughout
- Each air conditioned floor offers open plan and partitioned offices with lift and WC facilities
- Break-out areas, kitchen facilities, shower and drying room facilities
- Short walking distance to shops, restaurants and amenities of Harrogate

Office
TO LET

5,490 to 7,465 sq ft
(510.04 to 693.52 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
www.montpellierproperty.com

2 Victoria Avenue, Harrogate, HG1 1TW

Summary

Available Size	5,490 to 7,465 sq ft
Rent	£19 per sq ft
Business Rates	Rateable Values: Ground Floor £58,500, First Floor £63,000, Second and Third Floors £102,000
Service Charge	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	The premises have the benefit of an under-croft car park offering spaces based upon 1:1000 sq.ft. of accommodation
EPC Rating	C (66)

Description

The property is located within Harrogate town centre on Victoria Avenue which forms a link between West Park and the famous Stray Parkland and Station Parade. 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.

Location

The property is within a very short walking distance of the shops, restaurants and amenities of Harrogate town centre. Distance from : Harrogate Train Station : 6 minutes on foot (0.3miles) Harrogate Bus Station: 8 minutes (0.4 miles).

Accommodation

The accommodation comprises of the following

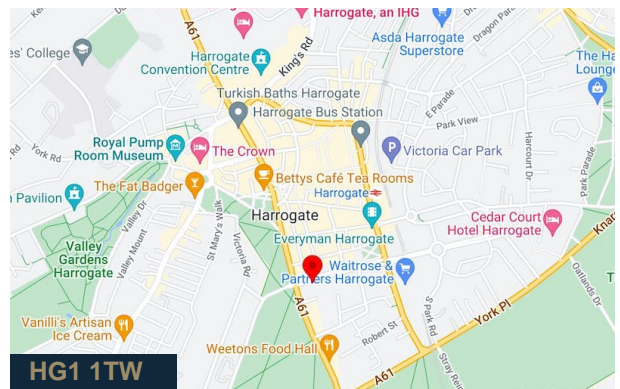
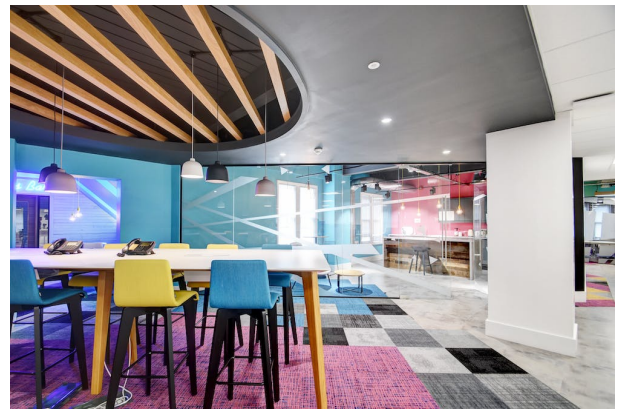
Name	Building Type	sq ft	sq m	Availability
Ground - Floor	Office	5,490	510.04	Available
1st - Floor	Office	7,465	693.52	Available
2nd - Floor	Office	5,470	508.18	Let
3rd - Floor	Office	4,524	420.29	Let
Total		22,949	2,132.03	

Specification

The property comprises a high-quality purpose built four storey office building built in the late 1990's in the heart of Harrogate Business District. Completely refurbished in 2015 it offers modern high specification office accommodation and benefits from the latest systems and technology. The quality of its specification and the very extensive office accommodation it provides makes it unique in the Business District. Each floor provides a combination of open plan and partitioned air conditioned office suites with ancillary staff facilities including separate Ladies and Gents WC facilities, break-out areas/kitchen facilities, shower and drying room facilities.

Terms

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



Viewing & Further Information

Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com