

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

Office

**TO LET**

**415 to 483 sq ft**

**(38.55 to 44.87 sq m)**



**MONTPELLIER**  
PROPERTY CONSULTANTS

(01423) 547313  
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# 5 Victoria Avenue, Harrogate, HG1 1EQ

## Summary

<b>Available Size</b>	415 to 483 sq ft
<b>Rent</b>	£7,600 - £12,650 per annum
<b>Business Rates</b>	Each suite will need to be re-assessed for business rates purposes. We envisage the suites will be eligible for small business rate relief (no rates payable subject to status).
<b>Service Charge</b>	There will be a service charge of £6psf and £4psf for utilities which will be charged p.a. on a fully inclusive basis.
<b>EPC Rating</b>	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
Ground - Floor Former Board Room	Office	483	44.87	£12,650 per annum
2nd - Floor Suite	Office	415	38.55	£7,600 per annum

## Specification

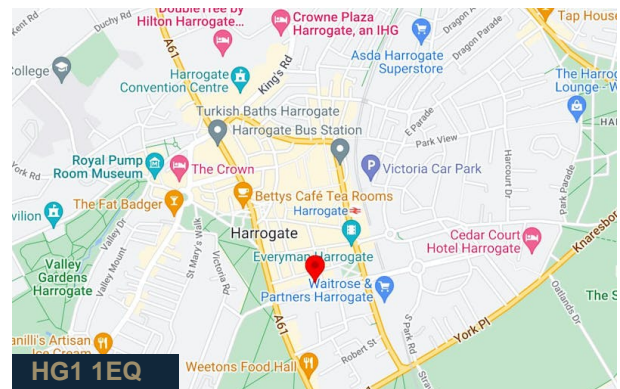
- Fully refurbished suites, fully carpeted throughout
- Numerous shared WC facilities and kitchen facilities on three floors
- Secure door entry system and LG7 lighting
- Power and communication sockets linking to a patch panel
- Floor boxes with access to CAT5E cabling or perimeter trunking

## Terms

The suites are available on an internal repairing basis as all the other property related costs are included within the rent. VAT will be chargeable on the quoted rental figures. Flexible lease terms are available.

## Legal Costs

An ingoing tenant will be responsible for a contribution of £500 + VAT towards the Landlord's legal costs.



## Viewing & Further Information

### Peter Rawnsley

(01423) 547912

pr@montpellierproperty.com

### Helen Cox-Rawnsley

(01423) 547313

hcr@montpellierproperty.com