

Princes House, Princes Square, Harrogate, HG1 1LW



Prominent period office premises in heart of Harrogate Business District

- Self-contained office suites
- WC facilities to each floor
- Currently being completely refurbished throughout
- Situated in the heart of Harrogate Business District
- Very close to Harrogate's main shopping area and Town Centre amenities

Office

TO LET

830 to 5,094 sq ft

(77.11 to 473.25 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	830 to 5,094 sq ft
Rent	£18,750 - £85,000 per annum
Rateable Value	£55,500 Interested parties are invited to make further enquiries with the local rating authority Harrogate Borough Council on 01423 500600.
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.
VAT	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	D (88)

Description

Princes House is an imposing Victorian Property which provides office (Class E Estate Agency) accommodation, currently in the process of being completely refurbished.

Location

The property is located within Harrogate Town Centre on Princes Square between Albert Street and Raglan Street. The area immediately surrounding the property is a mixed use business area which has historically attracted professional companies including Solicitors, Accountants and Estate Agency practices. It is also on the fringe of the main shopping area and a short walk from James Street, the town's prime retailing pitch.

Accommodation

The accommodation comprises the following areas:

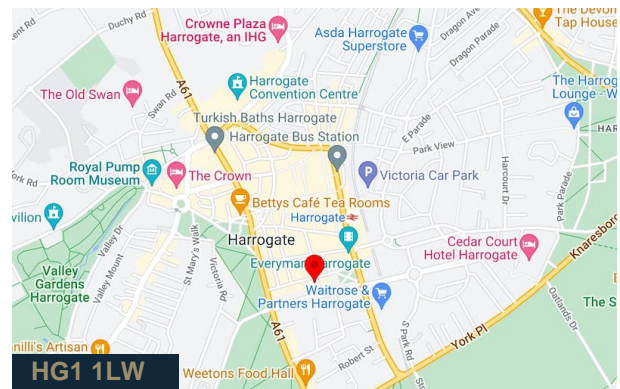
Name	sq ft	sq m	Rent	Availability
Ground - Floor Suite 1	830	77.11	£18,750 per annum	Available
Ground - Floor Suite 2	990	91.97	£18,750 per annum	Available
1st - Floor	1,728	160.54	£25,000 per annum	Available
2nd - Floor	1,546	143.63	£22,500 per annum	Available
Total	5,094	473.25		

Terms

The suites are available on a new effective full repairing and insuring lease basis.

Car Parking

The premises as a whole benefit from 4 car parking spaces. There is short stay parking for visitors in Princes Square and longer stay at West Park Car Park within close walking distance.



Viewing & Further Information

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