





First Floor

Not to Cools Commish

Office 3, 9 Princes Square, Harrogate, Yorkshire, HG1 1ND £325



## Marcus Alderson

7 King Street, Richmond, North Yorkshire, DL10 4HP

Tel: 01748 822711

Email: info@marcusalderson.co.uk Website: www.marcusalderson.co.uk



• Second Floor Office To Let • £385/PCM • No Tie In Period • Gas & Electric Extra • Shared Kitchen & W.C • Prime Location • Flexible Terms • 01423 528528 To View

## **SERVICES**

Gas central heating.

Contribution towards gas & electric

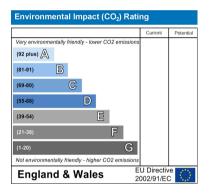
EPC rating D.

Tenant responsible for rates.

Available on a monthly rent.

To view phone 01423 528528

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20) G			
Not energy efficient - higher running costs			
Fudiand X. Wales	EU Directive 2002/91/EC		







Third Floor

First Floor