

**Newly
Refurbished**
Grade A Offices
from 1,152 sq.ft.



SCOTTSDALE HOUSE | SPRINGFIELD AVENUE
HARROGATE | HG1 2HR

WHY SCOTTSDALE HOUSE

- ✓ Feature entrance lobby with access control and central reception
- ✓ New passenger lift and DDA access lift from car park
- ✓ New suspended ceilings with recessed PIR controlled LED lighting
- ✓ Air source heating and cooling systems to all office areas
- ✓ Access control through the building
- ✓ Fully carpeted
- ✓ Pre-installed flood data and power distribution
- ✓ Each suite has its own kitchen area and pre-installed server area
- ✓ Newly refurbished toilets and new showers on each floor
- ✓ Roller sun shade blinds throughout
- ✓ Barrier controlled parking for 51 cars
1: 320 sq. Ft



THE LOCATION

5 minutes walk from the Harrogate retail centre but in an area of mixed commercial and residential use adjacent to the Harrogate Convention Centre.

- Easy access to A61 Ripon Road and A59 Skipton Road.
- Close to Harrogate rail and bus stations, providing regular services to Leeds, York and London.
- In 2019, a regular 2 hourly direct train service to Kings Cross.
- Leeds Bradford airport is a 20 minute drive from the town.

Harrogate, originally known as “The English Spa”, attracted prominent visitors from all over Europe; the visitor economy still plays a large part, with the development of the Harrogate Convention Centre, being the third largest integrated conference and exhibition centre in the UK. Harrogate is also home to the premier Agricultural Show in the country at the Yorkshire Showground.

ECONOMICALLY

Harrogate District, the largest in England has some 13,500 businesses, a £3.7bn economy and is part of the Leeds City Region, itself the largest outside of London, with 1.4m employees in 109,000 businesses with a £60bn economic impact. Harrogate is home to many world leading businesses including Covance, Bettys & Taylors, Belzona Polymers, Reed Boardall, Vocalink, Stage One, WPP, P & G, TSYS, Black Sheep Brewery, Smithers Vincent and Harrogate Spring Water.

HARROGATE IS WELL KNOWN FOR

- Its excellent connectivity.
- Skilled, highly educated workforce and an entrepreneurial culture.
- An exceptional place to live and attract a skilled workforce.
- Regularly voted one of the top and the happiest places to live in Britain.





LHS SUITE

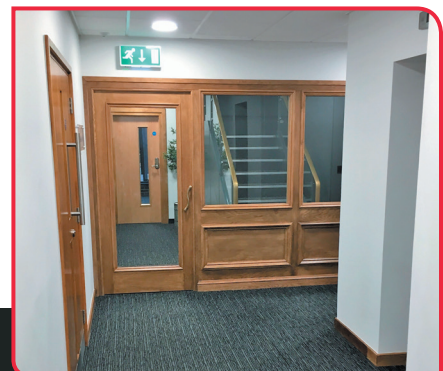


RHS SUITE



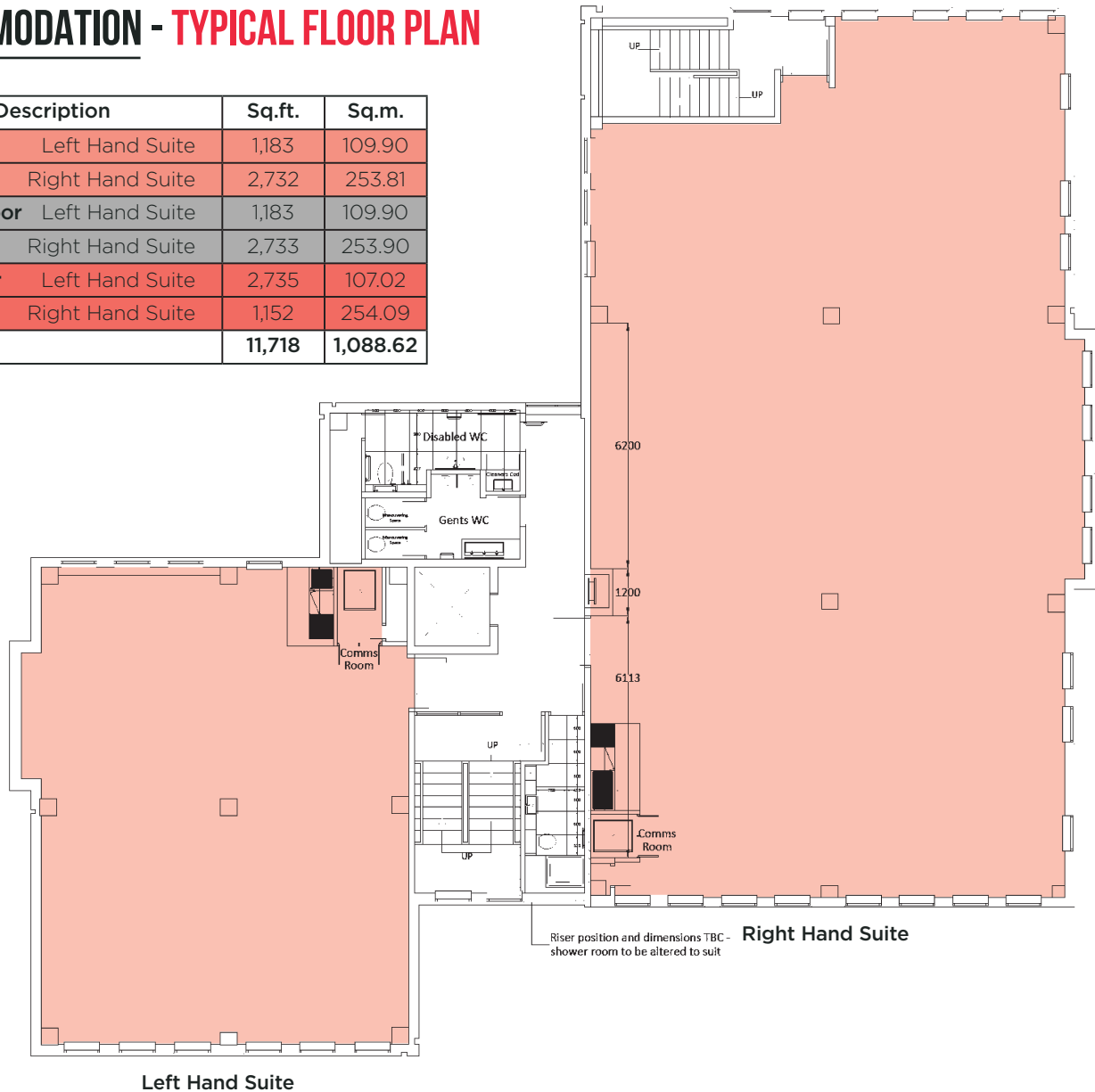
SCOTTSDALE HOUSE

Scottsdale House is a self contained four storey office building with its own secure car park to the rear for 51 cars and additional cycle parking. The building has been completely refurbished to a exceptionally high standard. The floor plates are L shaped and easily divisible on a wing by wing basis providing accommodation from 1,152 sq.ft. to 11,718 sq.ft. (107.02m² - 1,088.62m²)



ACCOMMODATION - TYPICAL FLOOR PLAN

Description	Sq.ft.	Sq.m.
First Floor Left Hand Suite	1,183	109.90
Right Hand Suite	2,732	253.81
Second Floor Left Hand Suite	1,183	109.90
Right Hand Suite	2,733	253.90
Third Floor Left Hand Suite	2,735	107.02
Right Hand Suite	1,152	254.09
TOTAL	11,718	1,088.62



TERMS

The property is available on either individual suites or on a floor by floor basis on a full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews. Rent upon application

EPC

The building has a new Energy Performance Asset Rating of B 39. A copy is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By arrangement through the agents Robbins Associates.

CONTACT US!



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