



AVAILABLE TO LET

Craven Lodge

37 Victoria Avenue, Harrogate, North Yorkshire HG1 5PX



Office for rent, 1,937 sq ft, £27,000 per annum

To request a viewing call us on (01423) 547313

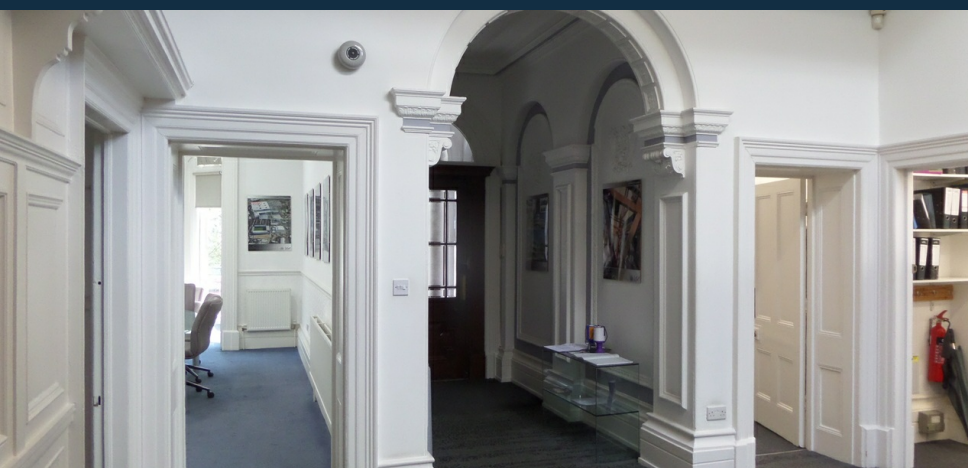
For more information visit <https://realla.co/m/44359-craven-lodge-37-victoria-avenue>

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Ground floor suite of offices in heart of the Business District in Harrogate town centre

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.

Craven Lodge is a period Victorian property which provides quality office accommodation on the ground floor.

Highlights

- Victorian property with period features and impressive entrance foyer/hall
- Combination of larger rooms and smaller private offices on ground floor
- Kitchen and separate Ladies and Gents WC facilities
- Four car parking spaces available

Property details

Rent	£27,000 per annum
Rateable value	£24,500
Building type	Office
Planning class	B1
Available from	10/02/2020
Size	1,937 Sq ft
VAT charges	The property has not been elected for VAT so VAT will not be applicable to the rent,
Lease details	The property is available on a new effective full repairing and insuring lease basis for a term of years to be agreed.
EPC certificate	Available on request

Unit	Size sq ft	Rent psf	Total pa	Planning usage	Status
Craven Lodge	1,947 N/A	£13.87	£27,000.00	B1	Available

More information

[Visit microsite](#)

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Contact us

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Quote reference: RENT-44359

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