

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
- Fully inclusive rents (no service charge)
- Close to Harrogate Train Station and the Town Centre

Office

TO LET

309 to 1,120 sq ft

(28.71 to 104.05 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	309 to 1,120 sq ft
Rent	£9,250 - £17,750 per annum
Business Rates	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)..
EPC Rating	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 which can be let separately or as a combination, all fully refurbished to a good specification.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Availability
Lower Ground - Suite 002	379	35.21	£9,500 per annum	Available
Ground - Former Board Room	483	44.87	£17,500 per sq ft	Available
1st - Suite 104 & 105	811	75.34	£25,000 per annum	Available
2nd - 201 & 202	309	28.71	£9,250 per annum	Available
2nd - 203 & 204	745	69.21	£17,750 per annum	Available

Specification

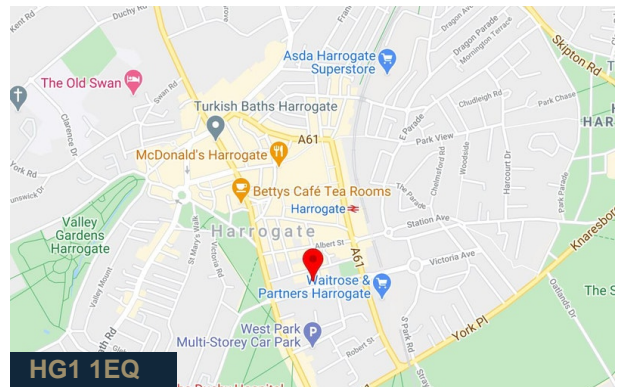
- Fully refurbished suites, fully carpeted throughout
- Numerous shared WC facilities and kitchen facilities on three floors
- Secure door entry system
- LG7 lighting
- Power and communication sockets linking to a patch panel
- Floor boxes with access to CAT5E cabling or perimeter trunking
- Fully inclusive rents (no service charge).

Terms

The suites are available on an internal repairing basis as all the other property related costs are included within the rent. Flexible lease terms are available. VAT will not be chargeable on the rent.

Legal Costs

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



Viewing & Further Information

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