



AVAILABLE TO LET

First Floor Craven Lodge

37 Victoria Avenue, Harrogate, North Yorkshire HG1 5PX



Office for rent, 1,996 sq ft, £27,000 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://www.realla.co.uk/m/47853-first-floor-craven-lodge>

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Office suite in prominent property in the heart of the professional quarter 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 with the first floor suite of offices currently available.

Highlights

- Prominent Victorian property in Harrogate professional quarter
- Impressive entrance hall/foyer
- Kitchen facilities and separate Ladies and Gents WCs
- Combination of larger rooms and smaller private offices

Property details

Rent	£27,000 per annum
Rates detail	Ratable value: £17,750 front offices £7,200 rear offices
Building type	Office
Planning class	B1
Size	1,996 Sq ft
VAT charges	Any reference to price is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Montpellier Property Consultants Ltd will be deemed to be exclusive of VAT.
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 category	E
EPC certificate	Available on request

Unit	Floor	Size sq ft	Rent pa	Planning usage	Status
Craven Lodge	First Floor	1,996	£27,000.00	B1	Available



More information

Visit microsite

<https://www.realla.co.uk/m/47853-first-floor-craven-lodge>

Contact us

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