



THE  
EXCHANGE  
*Harrogate*

STATION PARADE » HG1 1TS

*Air conditioned, Grade A office suites in  
Harrogate's landmark office building.*

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# THE EXCHANGE

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Harrogate

Suites from  
765 to 3,808 sqft  
to lease.



The Exchange is Harrogate's most iconic office building dominating the town centre skyline. It comprises a ten storey landmark property finished to a high standard providing occupiers with prestigious space and unrivalled views. The Exchange benefits from ground floor level access from Station Parade via a high quality new reception area.

## Specification

- Impressive high quality reception
- Newly refurbished floors
- VRV air conditioning
- Suncool glazing system
- Secure 24 hour access
- Onsite concierge
- DDA accessible
- 3 x High speed lifts
- Male and female WC's to each floor
- Shower facilities
- Onsite car parking

## Parking

Available in the secure basement car park or alternatively on the podium car park situated adjacent to The Exchange and accessible from East Parade.

## Lease Terms

The accommodation is available on a new full repairing and insuring lease on flexible terms to be agreed.

Please see individual floor inserts enclosed for the latest availability.



Harrogate's landmark office building

## Occupiers

The Exchange prides itself on a high quality occupier mix which makes it one of the best addresses in Harrogate to do business. Occupiers include Garwyn Ltd, Hempsons Ltd, Welcome Software LLP, Dishang Cherry, Bluefin Insurance Group and Commercial Estates Group.



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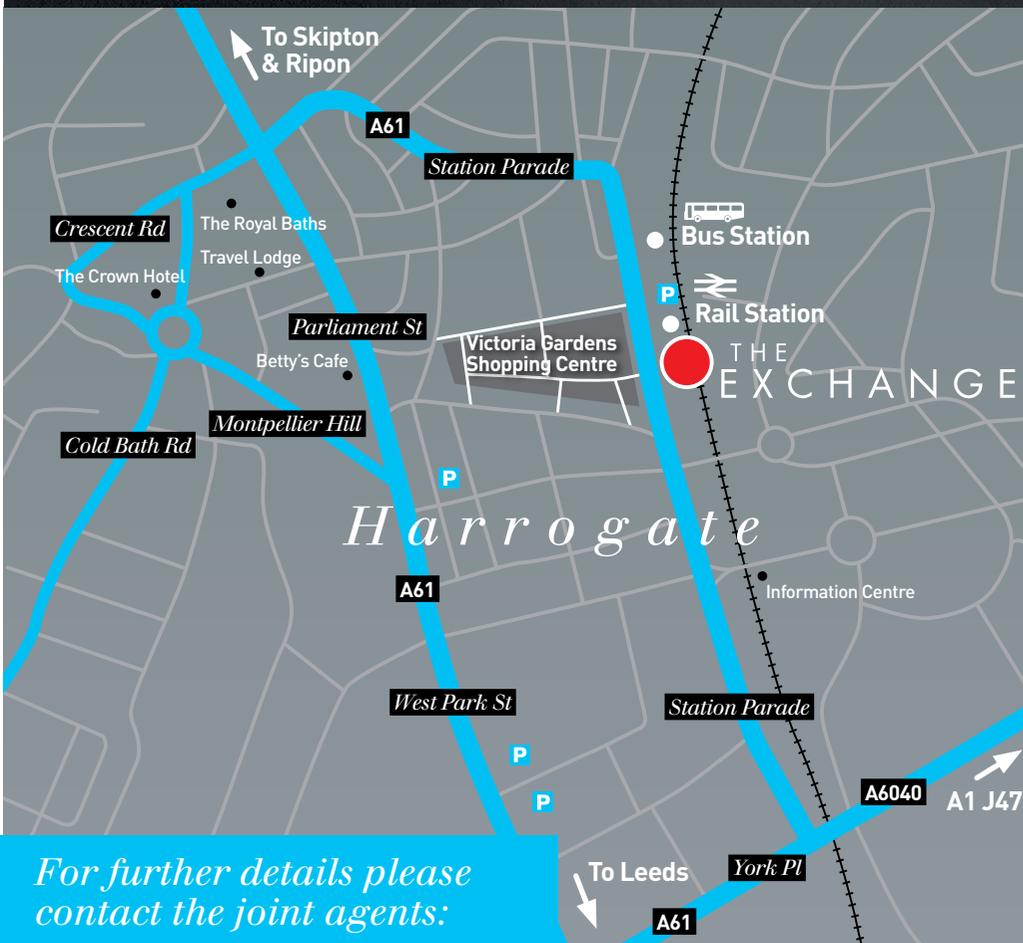
Harrogate

## Location

Harrogate is an affluent and popular Yorkshire spa town situated some 17 miles north of Leeds and 20 miles west of York. The town benefits from good road and rail communications. Junction 47 of the A1(M) lies approximately 8 miles to the east of the town. Harrogate is also situated on the Leeds - York commuter line offering regular trains to both destinations. Leeds Bradford Airport lies approximately 14 miles southwest of the town providing both domestic and international flights.

The Exchange is adjacent to the main bus and rail stations. Town centre shopping facilities, restaurants and hotels are all within close proximity. Harrogate is regarded as one of the most attractive places to live and work in the UK.

Significant employers in the town already include VP Plc, Coda, Taylor Teas, InTechnology, High Street TV and many others.



SAT NAV: **HG1 1TS**

## Destination guide

### Car:

|               | Miles | Time        |
|---------------|-------|-------------|
| Leeds Airport | 12    | 24mins      |
| Leeds         | 15    | 30mins      |
| York          | 22    | 40mins      |
| Sheffield     | 58    | 1hr 15mins  |
| Manchester    | 59    | 1hr 23mins  |
| Hull          | 70    | 1hr 19mins  |
| Nottingham    | 87    | 1hr 40mins  |
| Liverpool     | 88    | 1hr 51mins  |
| London        | 210   | 3hrs 40mins |

### Public Transport:

|               | Miles | Time         |
|---------------|-------|--------------|
| Leeds Airport | 12    | 27mins       |
| Leeds         | 15    | 38mins       |
| York          | 22    | 40mins       |
| Manchester    | 59    | 1hr 52mins   |
| Liverpool     | 88    | 2hrs 44mins  |
| London        | 220   | 2 hrs 49mins |

For further details please contact the joint agents:



A development by:



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