

First Floor 46 Tower Street Harrogate HG1 1HS

To Let

£1,062.50 per month
First Floor Office Space
757 sq ft (70.4 sq m)

- First Floor Office Space
- WC facilities
- Kitchenette Facilities
- Central Harrogate Location
- Characterful Property
- End Terrace

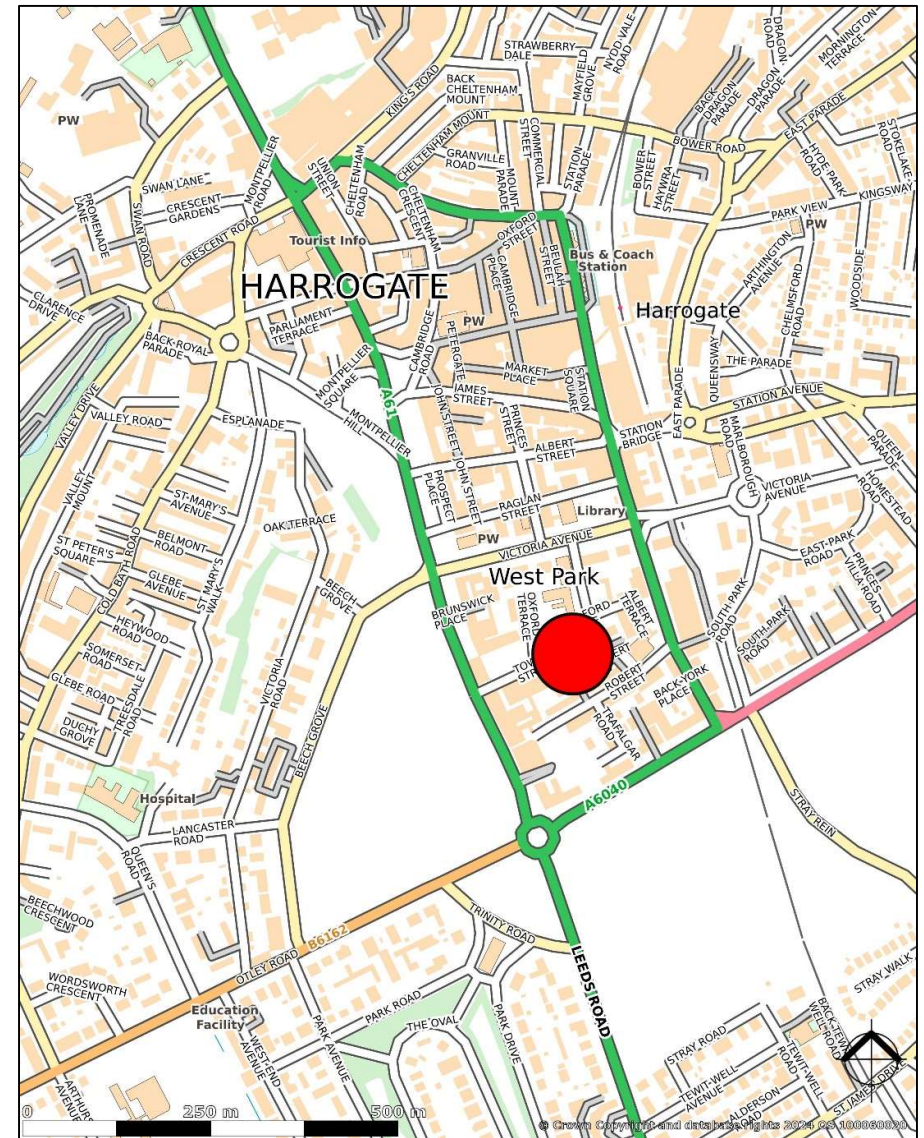
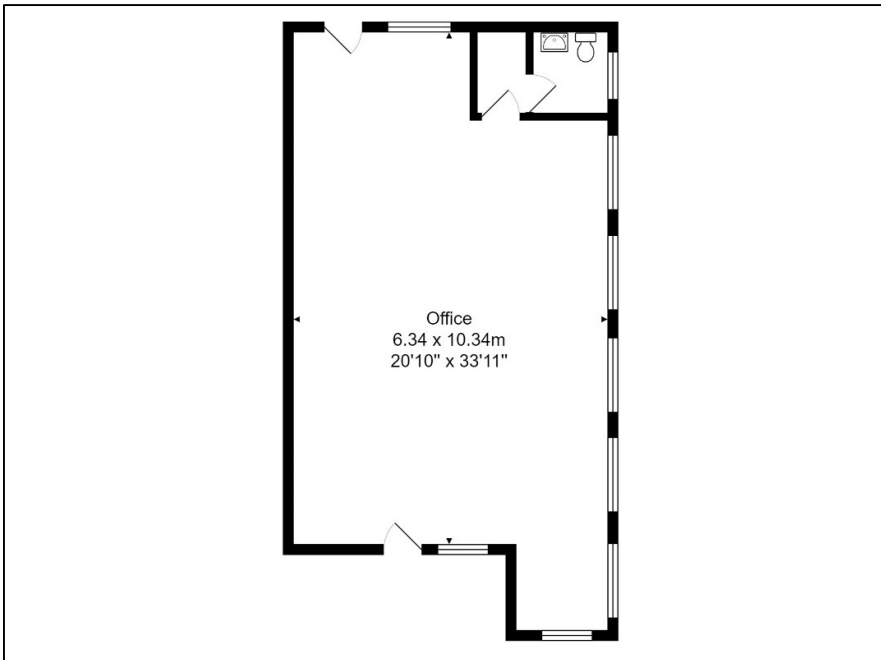


Location

The property is located centrally in Harrogate Town Centre. Within close proximity are a number of amenities and large occupiers such as Waitrose, Betty's, Pure Gym and ODEON Cinema. The property is also located conveniently close to Harrogate Train Station.

Description

The property comprises a three storey, brick-built property within which the first-floor space is available. Upon entry to the property the first-floor space is accessed via a communal staircase. The first-floor space itself comprises open plan office space. The space itself has a unique look with its exposed brick walls. Within the office are WC and kitchenette facilities.



Accommodation

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of 757 sq ft (70.4 sq m).

Terms

The property is available to let on effective full repairing and insuring terms at a rental of £12,750 p.a. (£1,062.50 per calendar month).

EPC

The property benefits from an EPC rating of C- 57.

Rateable Value

The current rateable value for the whole property is £22,750 within the 2023 Rating list.

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Details prepared: July 2024

For more information, please contact:

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