



APPROXIMATELY SQ FT

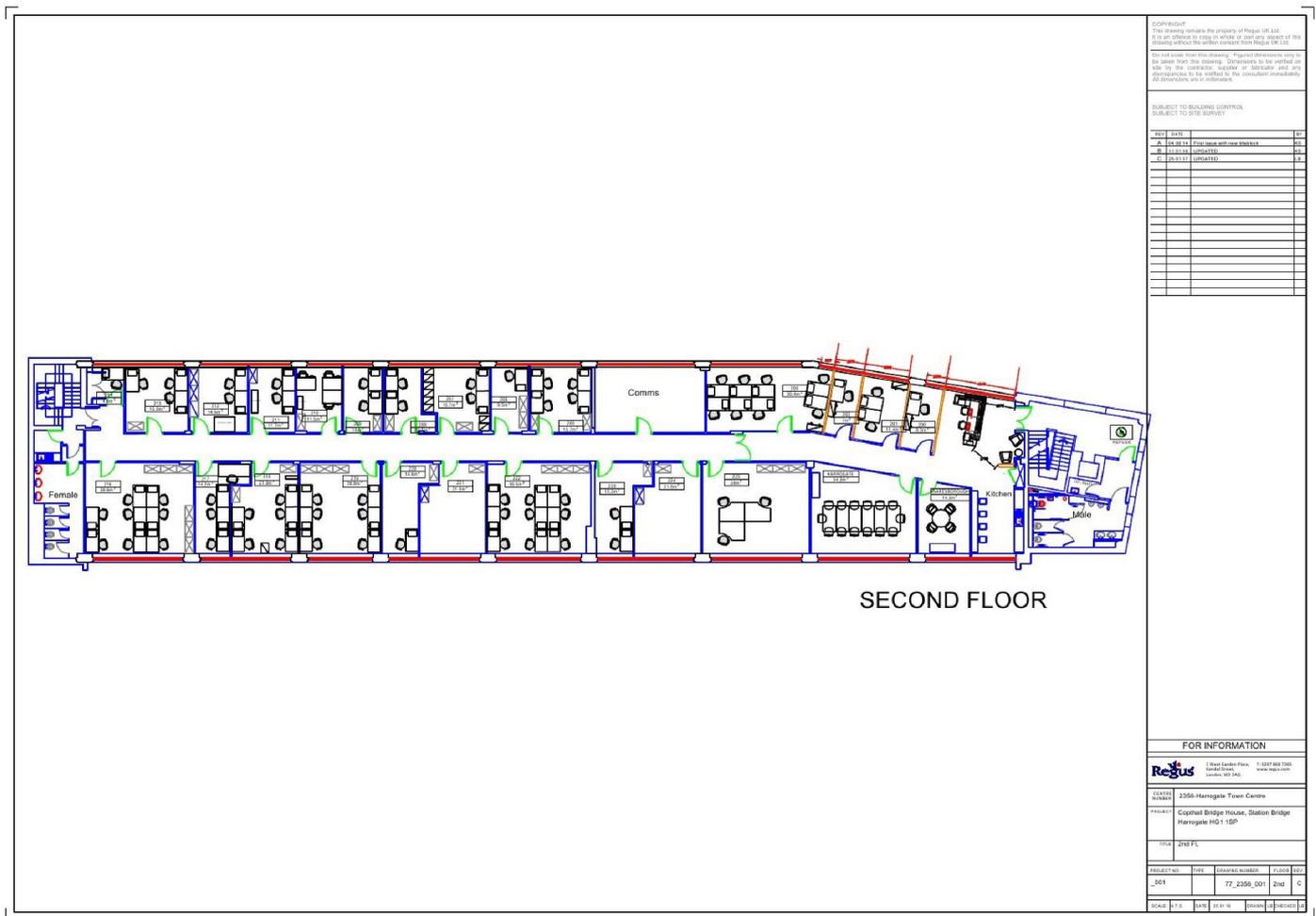
## Description

TO LET - from £127 plus VAT pcm dependant on size.

A modern office building near the station houses this business centre in the spa town of Harrogate. The centre comprises of fully serviced offices suitable for all business types from start ups or established businesses with very flexible terms. As well as private offices there are co-working offices where you can either hot desk or have your own permanent desk in a shared room.

Clients can tap into a range of services/facilities to suit business requirements, kitchen area, telephony and BT fibre broadband, 24 hour access, Virtual Offices and a fully manned reception area to welcome you and your visitors.

**From £1,500**  
(from) Per annum



## Description

This is a mixed-use development close to the station and main shopping areas with retail at ground floor level and three upper levels of office space. The flexible accommodation is suitable for a range of businesses.

## Location

Station Bridge is centrally located as a turning on the left hand side off Station Parade with the premises on the left hand side.

## Tenure

N/A. Currently on license agreement.

## Rateable Value

Rateable Value: Included in rental price.  
Uniform Business Rate for 2017/18 £0.479.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

## VAT

All figures quoted are deemed exclusive of VAT where applicable.

## Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## Viewing

Strictly by appointment with the agent Tel: 01423 501211.

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