



TO LET

Second Floor Suite, Royal House, 110 Station Parade

Harrogate, HG1 1EP

Property Features

- Substantial 2nd floor office suite
- Located in a prominent position in Harrogate Town Centre
- Good mix of open plan and smaller offices
- Available by way of a new lease
- Car parking available

Location

The subject premises are located on Station Parade at the heart of Harrogate town centre and in close proximity to the Stray and rail way station.

Following Station Parade from the train station towards the Stray, Royal House can be found on your right-hand side just past Waitrose.

Description

The subject premises comprise all of the second floor of Royal House providing an open plan office accommodation with offices decorated to a modern standard.

Internally the premises benefit from dedicated WC and kitchenette facilities as well as built in offices and meeting rooms.

Accommodation

The premises provide the following approximate Gross Internal Area:-

	<u>Sq Ft</u>	<u>Sq M</u>
2nd flr Royal House	2,483	230.67

Terms & Rent

The premises are available to lease by way of a new effective Full Repairing and Insuring lease at a quoting rent of £36,000 per annum.

Business Rates

The property has a ratable value of £25,250.

The uniform business rate for 2020 / 21 is 0.503p

Energy Performance

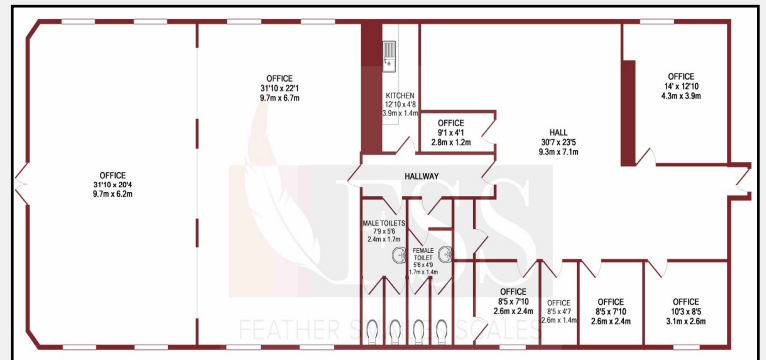
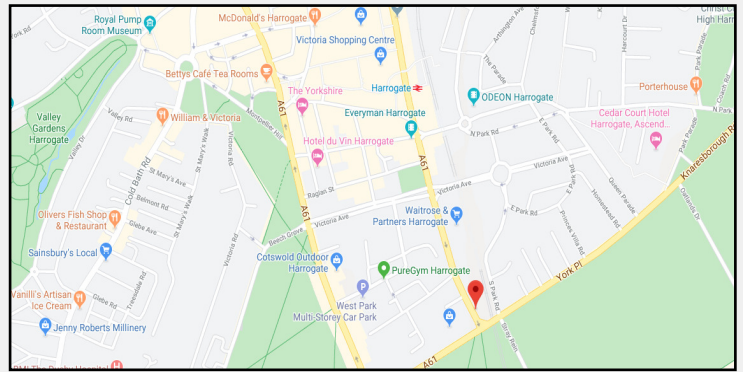
The property has an energy performance rating within Band D (85).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.



Viewing and further Information:

Date: December 2019

For further information and viewing arrangements please contact sole letting agent WSB:

Robin Beagley

Tel: 0113 234 1444 / **Mob:** 0773 389 5927

Email: rbeagley@wsbproperty.co.uk

Duncan Senior

Tel: 0113 234 1444 / **Mob:** 07888 730 366

Email: dsenior@wsbproperty.co.uk

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