



AVAILABLE TO LET

## First Floor 6 Victoria Avenue

6 Victoria Avenue, Harrogate, North Yorkshire HG1 1ED



Office for rent, 1,107 sq ft, £15,000 per annum

To request a viewing call us on (01423) 547313

For more information visit <https://realla.co/m/34093-first-floor-6-victoria-avenue-6-victoria-avenue>

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### High quality first floor office suite in heart of the business district in Harrogate town centre

6 Victoria Avenue is a Victorian property set back behind a landscaped garden area to the front elevation. 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. The fully self-contained suite comprises the whole of the first floor which has recently been refurbished and redecorated with new electrical wiring and lighting throughout.

The suite includes an impressive boardroom/conference room with a built in wall-mounted 1420mm screen, soft lighting and mirrors and the comprehensively fitted kitchen includes a dishwasher and fridge-freezer.

#### Highlights

- High quality office suite in period property on Victoria Avenue
- Recently refurbished and re-decorated throughout to high standard
- Within walking distance of Harrogate town centre shops and amenities
- Impressive board room/conference room with wall mounted screen
- Comprehensively fitted kitchen including dishwasher and fridge freezer

#### Property details

<b>Rent</b>	£15,000 per annum
<b>Est. S/C</b>	£3.50 psf
<b>Rates detail</b>	The suite has three entries: 1st Floor (front) : £2,150, 1st Floor (rhs) £6,200, 1st Floor (rear) £2,350 all wef 1st April 2017.
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Size</b>	1,107 sq ft
<b>VAT charges</b>	No VAT will be applicable to the rent or the service charge.

**Lease details** The suite is available on a new effective full repairing and insuring lease for a term of years to be agreed.

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Planning usage	Status
6 Victoria Avenue	First Floor	1,107 NIA	£13.55	£3.50	£18,874.50	B1	Available

\* All sizes NIA

#### More information

[Visit microsite](#)

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#### Contact us

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