

EXCELLENT TOWN CENTRE OFFICE SUITES TO LET

SECOND FLOOR, PRINCES HOUSE, PRINCES STREET HARROGATE, HG1 1NH

LOCATION

Princes House is situated on Princes Street close to its junction with James Street with its high quality retail offer in the heart of Harrogate town centre.

Both Princes Street and Princes Square benefit from metered on street car parking.

ACCOMMODATION

Princes House provides a contemporary environment in a period building. The available suites are all on the second floor which is accessed directly from Princes Street via an entrance with an intercom system.

The suites have the benefit of gas fired heating and a communal kitchen and male and female wc facilities.

The flowing suites are currently available:-

Room 2	253 sq ft	23.5 sq m
Room 3	206 sq ft	19.1 sq m
Room 4	142 sq ft	13.2 sq m
Room 5	195 sq ft	18.1 sq m

LEASE

The suites are available on flexible terms. Further information can be provided on request.

RENTAL

Offers based on £15 per square foot inclusive of service charge (inc heating and power), exclusive of rates and VAT.

RATEABLE VALUES

We are verbally advised by the local Charging Authority that the premises have the following rateable values:-

	<u>Rateable Value (2026)</u>	<u>UBR (2025/26)</u>
Room 2	£3,700	
Room 3	£3,000	
Room 4	£2,075	49.9p
Room 5	£2,850	



COSTS

Each party is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through 4Urban Consulting Ltd.

CONTACT

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EPC

Available on request.

SUBJECT TO CONTRACT

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors or 4Urban Consulting Ltd, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices a rentals quoted are exclusive of any Value Added Tax to which they may be subject.

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