

OFFICE SPACE TO LET

30 VICTORIA AVENUE

Harrogate, North Yorkshire, HG1 5PR



Key Highlights

- 3,141 sq ft of office space
- 7 Large Offices with glazed partitioning
- Located in Harrogate town centre, a short walk from railway station
- Dedicated on-site parking spaces
- Kitchen Facilities
- Reception Area
- Suspended ceiling with LED lighting
- Intercom door entry

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DESCRIPTION

30 Victoria Avenue provides 3,141 sq ft of office space on the second floor of a well-located building in central Harrogate. The suite is currently laid out as a series of 7 large offices, divided by predominantly glazed partitions that create a light and open working environment.

The space benefits from a modern specification, including carpeted floors, wall-mounted panel radiators, and LED lighting within a suspended ceiling. The suite benefits from a kitchen and reception area. The suite is accessed via a shared entrance with intercom entry system, leading to a central core with a passenger lift and stairwell. Male and female WCs are located just off the landing.

Four dedicated on-site parking spaces are included, accessed via a private road connecting to East Park Road. Further on-street parking is available on Victoria Avenue.

LOCATION

The building is positioned on Victoria Avenue, a recognised business address within close proximity to Harrogate Town Centre. The location is well served by nearby amenities including Waitrose, and Harrogate railway station is within walking distance.

The Stray, one of Harrogate's most well-known green spaces, is just 0.2 miles away, offering open parkland within easy reach. Junction 47 of the A1(M) is approximately 8 miles from the property, providing good regional connectivity by road.

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ACCOMMODATION

The accommodation comprises the following net internal area:

FLOOR AREA	SQ FT	SQ M
Second Floor	3,141	291.80
Total	3,141	291.80

EPC

The EPC rating is a B

LEASE

Available by way of sublease or assignment, The lease end date is the 27th February 2028.

CONTACTS

For further information please contact:

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