TOWN CENTRE HOUSE



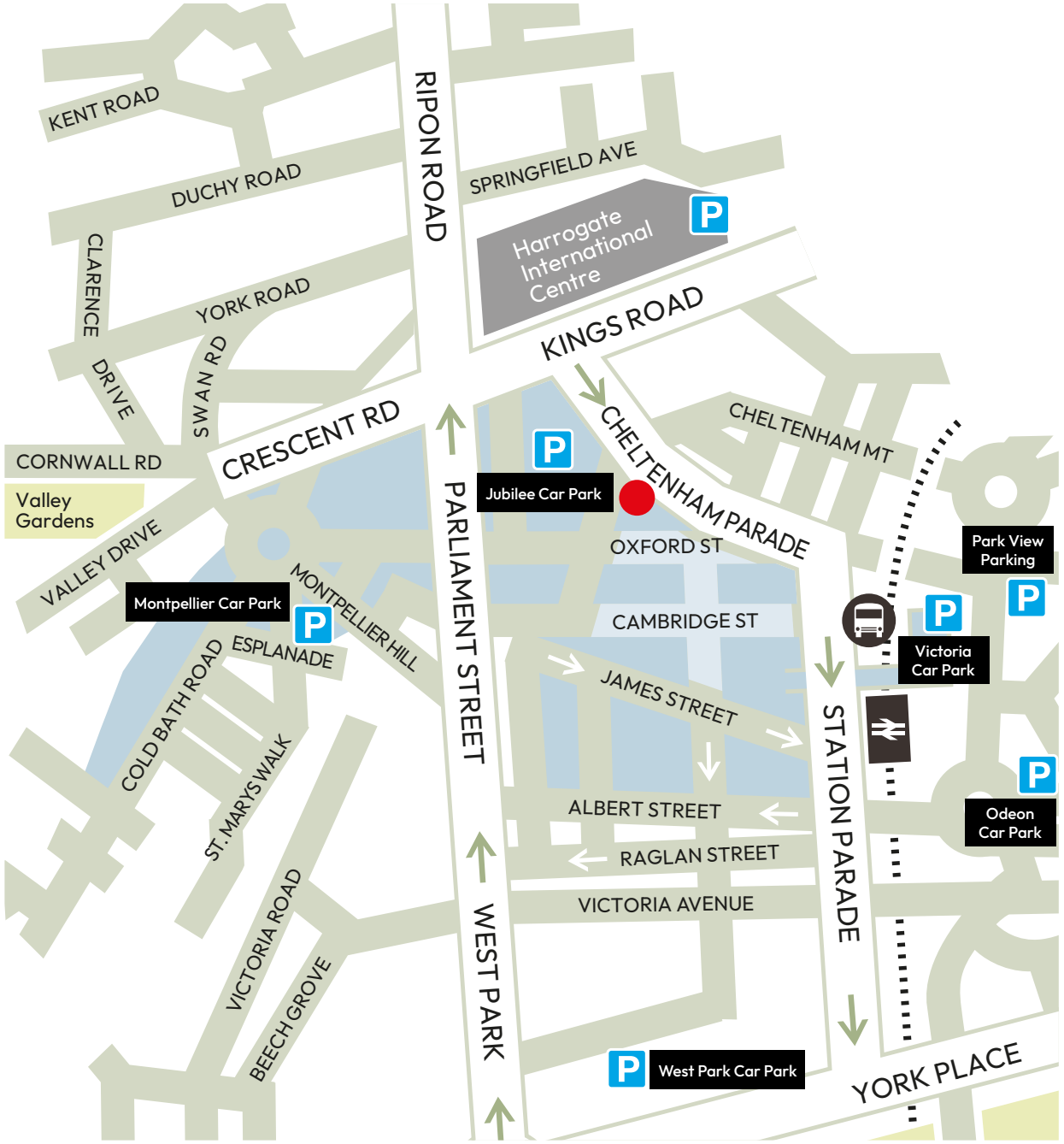
TO LET PREMIUM FULLY FITTED WORKSPACE
2,250 SQ FT WITH DEDICATED TERRACE

CHELTENHAM PARADE / HARROGATE / HG1 5DQ









LOCATION

The property is situated in Harrogate Town Centre on the Junction of Cheltenham Parade and Cheltenham Crescent and is within close proximity to the Harrogate International Conference Centre. Town Centre House benefits from excellent transport links with Harrogate train station and bus station within a short walking distance.





CHELTENHAM PARADE / HARROGATE / HG1 5DQ

SPECIFICATION

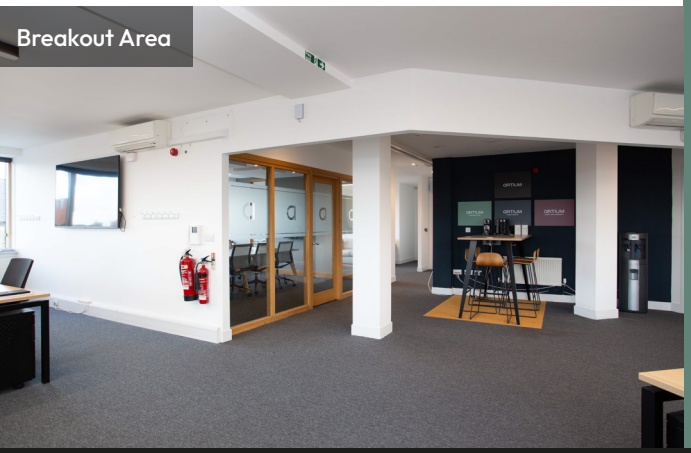
- Unique dedicated terrace
- Stunning views of Harrogate
- Natural light across 3 elevations
- LED lighting
- Carpeting
- Blinds
- Air conditioning
- Perimeter trunking system
- Intercom access system
- Communal kitchen
- Communal shower & changing facility
- DDA compliant


Balcony


Boardroom


Open Plan Workspace


Open Plan Workspace


Breakout Area

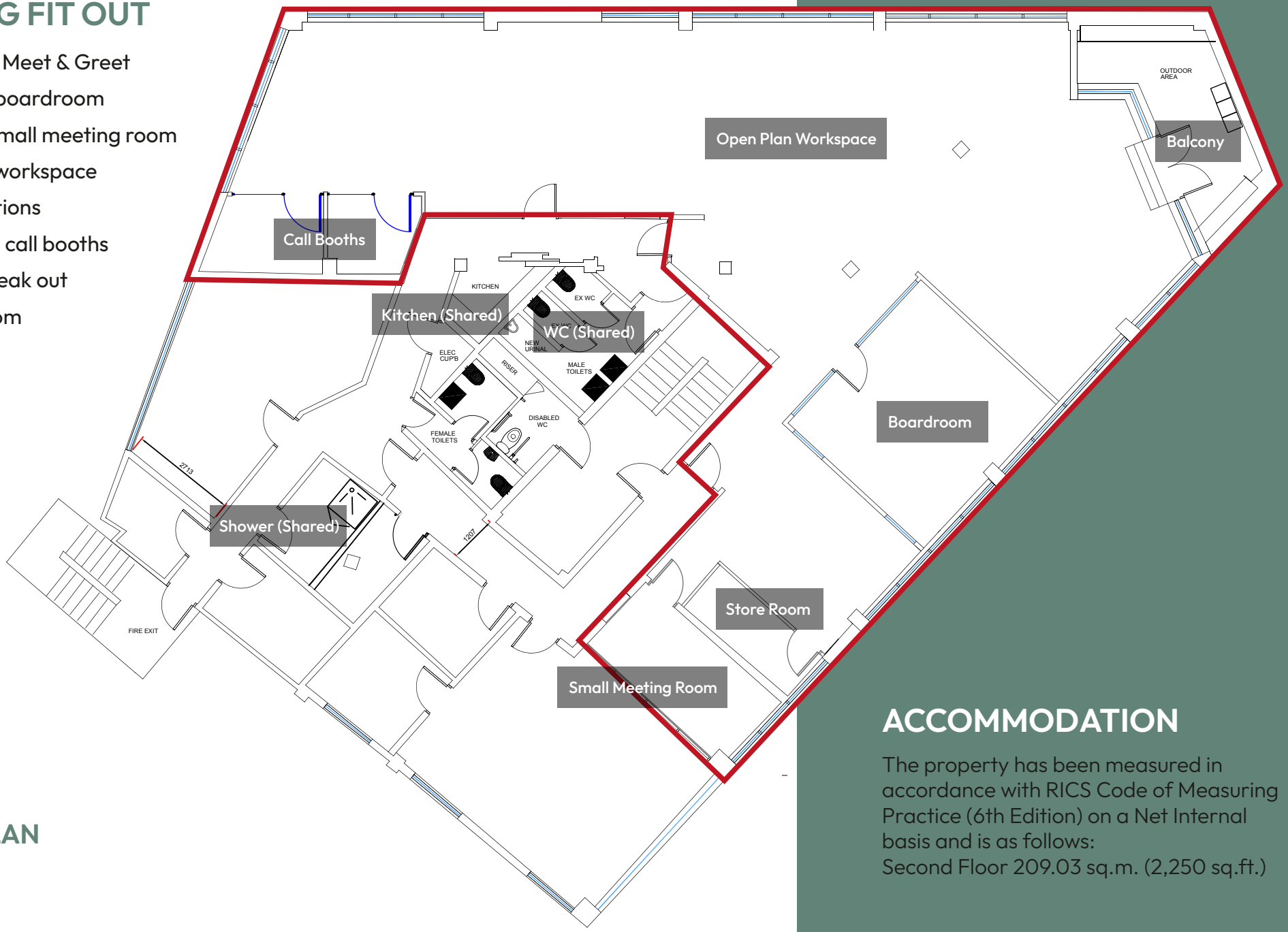

Small Meeting Room


Lobby/Waiting Area


Call Booth

EXISTING FIT OUT

- Reception / Meet & Greet
- 12x person boardroom
- 6x person small meeting room
- Open plan workspace
- 24 workstations
- 2x enclosed call booths
- Informal break out
- Storage room



FLOOR PLAN

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) on a Net Internal basis and is as follows:
Second Floor 209.03 sq.m. (2,250 sq.ft.)

TOWN CENTRE HOUSE

TERMS

Available To Let on a new effective Full Repairing & Insuring lease for a term of years to be agreed.

RENT

Rent On Application

LEGAL COSTS

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

VAT

If applicable, VAT will be paid at the prevailing rate.

USE

E Class - Commercial Business & Service.

EPC

A copy of the EPC is available on request.

CONTACT DETAILS

For further information or to arrange a viewing please contact:

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Tel: 01943 604500. April 2025.