CENTRAL
HOUSE

TO LET
Fully Fitted Workspace

Part 1st Floor | Central House, Harrogate

9,650 sq ft
HG3 1UG

The Fitted Suite @ Central House

A fully furnished, high-specification workspace now available





A standout opportunity within one of Harrogate's most iconic business destinations.

Located on the first floor of Central House, this fully fitted suite offers 9,650 sq ft of premium workspace, designed to support modern businesses with style and efficiency. Formerly occupied by IDHL, the suite is ready for immediate occupation and features high-quality desking, private offices, meeting rooms and break-out spaces, all with sweeping views over Harrogate's beautiful countryside.

Tenants also benefit from Central House's exceptional shared facilities, including a café, on-site gym, concierge services, and communal garden areas, ideal for moments of pause or informal collaboration.

- **107 desk stations**
- **Boardroom for 20 people**
- **Multiple meeting rooms**
- **Break-out & kitchen areas**
- **Secure bike storage**
- **39 parking spaces**

Explore a Virtual Tour

Central House, Beckwith Knowle, Otley Road, Harrogate HG3 1UG

The welcoming reception at Central House creates an immediate sense of quality and professionalism. With open spaces and relaxed meeting areas, it sets the tone for a workplace designed around comfort, connection and first impressions that last.

The café at ground level brings people together, offering fresh food, quality coffee and a vibrant space to relax or collaborate. Floor-to-ceiling glazing floods the area with natural light, making it a key social hub within the building.



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Everything You Need, Right Here

Located within Central House, the available 1st floor suite benefits from a wide range of high-quality amenities designed to enhance both business performance and employee wellbeing.

From energising morning coffees at the on-site café to seamless client meetings in dedicated break-out spaces, Central House supports the way you want to work.

Whether you cycle in, drive, or arrive on foot, you'll have access to secure bike racks, car parking, showers and a concierge-managed reception, all within a modern, connected workspace.





WIREDSCORE SILVER 2021

EXCELLENT CAR PARKING

ON-SITE GYM

ON-SITE CAFÉ

MEETING ROOMS

SECURE BIKE RACKS

NEW SHOWER FACILITIES

NEW ON-SITE NURSERY

EV CHARGING POINTS

DRYING ROOM

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The First Floor Suite

9,650 sq ft of fully fitted, high-spec office space

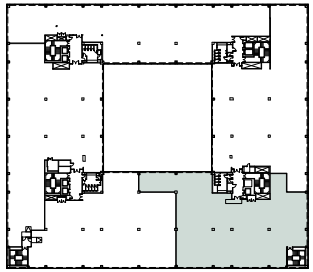
The available first floor suite at Central House offers an exceptional, ready-to-go workspace with modern design, generous natural light and panoramic views across Harrogate.

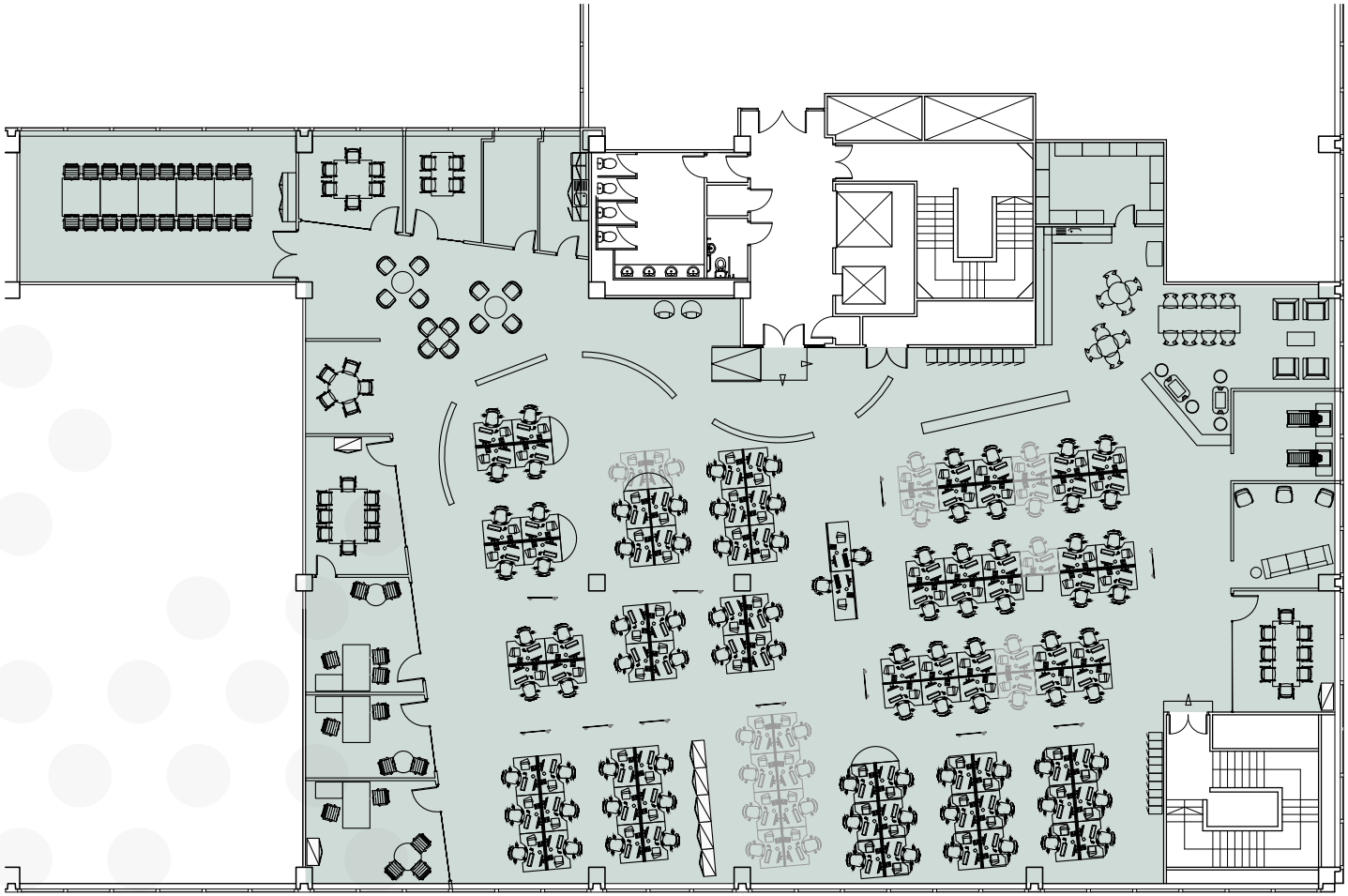
Previously occupied by IDHL, the space comes fully fitted with 107 desk stations, multiple meeting rooms, private offices, and break-out areas, ideal for businesses seeking a seamless move-in experience.

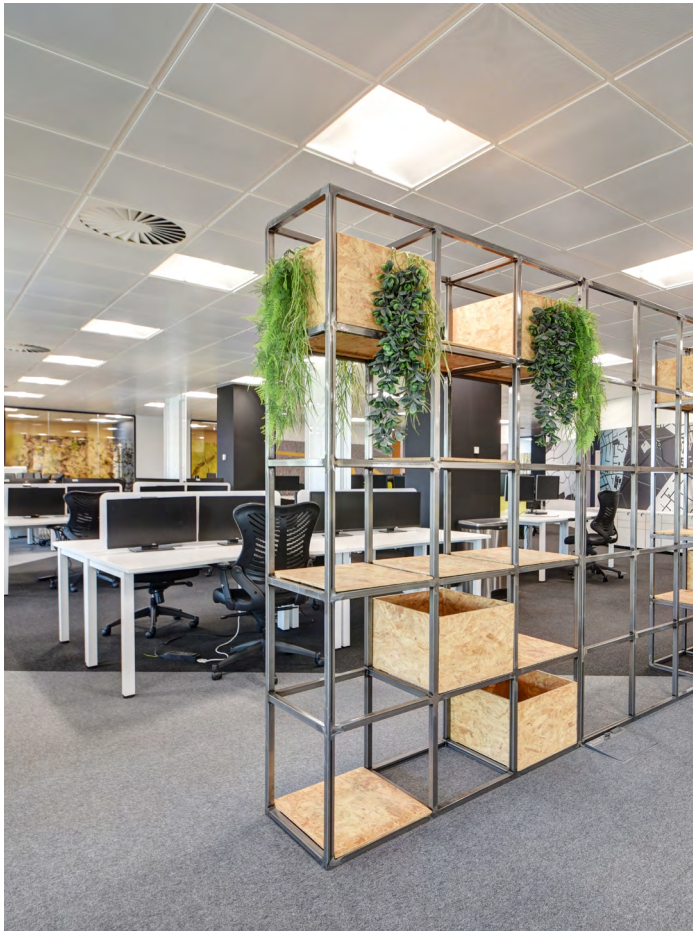
Specification

- 9,650 sq ft fully fitted workspace
- 107 workstations
- 5 private offices
- Boardroom (20-person capacity)
- Meeting rooms (4, 6, and 8-person)
- Break-out & kitchen areas
- Prep kitchen + archive store
- Server room & lockers
- Air conditioning throughout
- Outstanding natural light & countryside views

First Floor Plan











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Neighbourhood and Local Facilities



Starting from Harrogate Train Station, you can enjoy a scenic 1.5-mile walk to Central House. The route takes you through the picturesque Valley Gardens and the Pinewoods, offering a delightful experience of Harrogate's natural beauty.

A taxi ride from Harrogate Train Station takes about 4 minutes.

Transdev Harrogate operates the 6 and 6a bus services, which takes approximately 15 minutes and buses depart regularly.

1	RHS Garden Harlow Carr
2	So Bar And Eats
3	Pine Marten Harrogate
4	Pranzo Italian Harrogate
5	Weetons West Park
6	The West Park Hotel
7	Crema Coffee Harrogate
8	The Cenotaph
9	Everyman Harrogate
10	The Bus Station

Enviable coordinates

Central House is located to the west of Harrogate Town Centre, with great transport links and adjacent to open countryside.

Harrogate's fashionable Town Centre is a 30-minute walk from Central House and is perfectly located for occupiers to enjoy Harrogate's many restaurants, cafés and independent stores.

Central House offers occupiers a wealth of spectacular outdoor space; RHS Harlow Carr, the Pinewoods and Valley Gardens are on the doorstep, affording the perfect opportunity for a healthy stroll.





Connectivity

Whether you live in Harrogate or further afield there are plenty of ways to get here.

2
minutes to walk to nearest bus stop

9
minutes to cycle to Harrogate town centre

29
minutes to walk to Harrogate Train Station

14
trains from Harrogate to London Kings Cross every day

12
miles from A1(M)

25
minutes drive to Leeds Bradford Airport



Register your interest by contacting:

FOX LLOYD JONES

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Terms:
Available by way of a sub-lease or assignment expiring in May 2029.

Rent:
On Application.

Service Charge:
A contribution to the buildings communal areas is payable. Details on application.

Business Rates:
The rateable value of the suite is £69,500.
Rates payable are approximately £38,572.50.

Legal Costs:
Each party is to be responsible for their own legal costs.

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