

Ground Floor Suite, Belvedere House, Victoria Avenue, Harrogate, HG1 1EL



Office suite in imposing period property in the heart of Harrogate Business District

- Ground Floor Suite in prominent Grade II listed property in centre of Harrogate
- Central heating throughout, kitchen and WC facilities
- Four person passenger lift serving each floor
- Short walking distance to town shops and amenities
- Car parking spaces available

Office
TO LET

884 sq ft

(82.13 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

(01423) 547313
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Summary

Available Size	884 sq ft
Rent	£17,250 per annum
Rateable Value	£16,000
Service Charge	There is an estate service charge payable for the upkeep and maintenance of the common areas of the building. The service charge includes (i) Upkeep of the common areas (ii) Window cleaning (iii) Water (iv) Heating (v) All power usage (vi) Buildings Insurance. Further details available on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	F

Description

Belvedere House is an imposing Grade II listed building which provides office accommodation over four floors. This attractive building retains many of its traditional architectural features such as timber wall panelling, ornate ceiling cornicing and plasterwork and a marbled floor entrance.

The building also provides excellent views across The Stray, along West Park and towards The Cenotaph and Town Centre.

Features include central heating throughout, kitchen facilities and WC facilities at ground and first floor levels, a four person passenger lift serving the ground floor to the second floor and car parking spaces available on the lower ground floor.

Location

The property is prominently situated at the corner of Victoria Avenue and West Park in the centre of Harrogate in the heart of the Harrogate Business District within short walking distance to the town's shopping areas, bus and train stations.

The suite is situated on the Lower Ground Floor.

Accommodation

The accommodation comprises of the following

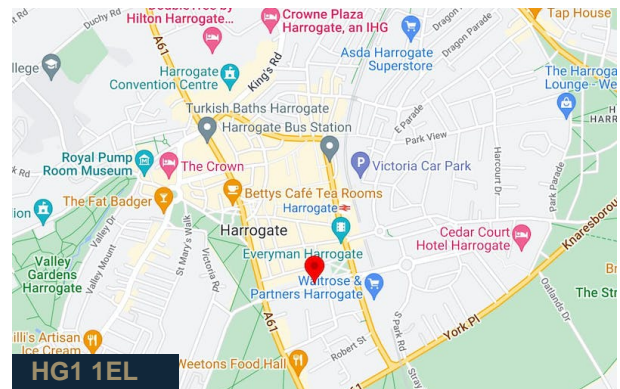
Name	Building Type	sq ft	sq m	Rent	Availability
Ground - Floor	Office	884	82.13	£17,250 per annum	Available
Total		884	82.13		

Terms

The suite is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party to pay their own legal costs.



Viewing & Further Information

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