

# TO LET

12 GRANBY ROAD,  
HARROGATE,  
NORTH  
YORKSHIRE  
HG1 4ST

185 sq ft  
17.19 sq m

- High quality period building
- Flexible Lease terms available
- Car parking

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## LOCATION

The property is located on Granby Road, which is situated approximately 1 mile East of Harrogate Town Centre overlooking the Stray and within close proximity to both the Knaresborough and Wetherby Road. Leeds is circa 15 miles to the south of Harrogate and York 20 miles to the East.

The property also benefits from excellent transport links with both Harrogate and Starbeck railway station within 1 mile of the property.

Harrogate Town Centre offers a wide range of retail and leisure amenities.

## DESCRIPTION

The property is an impressive Grade II listed, 2 storey property, which fronts onto The Stray providing an attractive outlook.

The building has been refurbished to provide, comfortable, modern and flexible office accommodation.

The property has many original features.

The property benefits from a large bookable meeting room as well as provides secure, onsite parking.

## ACCOMMODATION

| Name         | Size                                       |
|--------------|--------------------------------------------|
| GF- Suite    | 174 sq ft (16.16 sq m)                     |
| FF- Suite    | 105 sq ft (9.75 sq m)                      |
| FF- Suite    | 185 sq ft (17.19 sq m)                     |
| <b>Total</b> | <b>105 - 185 sq ft (9.75 - 17.19 sq m)</b> |

## PLANNING USE

Use Class 'E' - Commercial, Business and Service.

## TERMS

The property is available To-Let on flexible terms for a term of years to be agreed.

## RENT

All-inclusive rents from £24 per sq ft per annum.

## EPC

Available on request.

## VAT

All costs subject to VAT at the prevailing rate where applicable.

## VIEWING

Strictly by appointment with sole agents.



## CONTACT

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## IMPORTANT INFORMATION

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