



## TO LET

# OFFICE SUITE TO LET

175 Sq Ft (16.26 Sq M)

◆ Central location ◆ New lease ◆ Flexible terms



Suite 15, 1-2 Bridge House  
Harrogate, HG1 1SP

## LOCATION

The property is located in Harrogate Town Centre, a spa town which benefits from strong local transport links to Leeds and surrounding areas.

## DESCRIPTION

The property forms part of a three storey office property above a busy retail parade. The subject vacant comprises of a small office suite.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides an approximate Net Internal Area of 175 sq ft (16.26 sq m).

## RATES

According to the Valuation Office Agency there are no business rates associated with the property.

Rateable Value:	0
Rates Payable (2020/2021):	0

For viewing arrangements or to obtain further information please contact:

**Ben Lowe**

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## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £2,000 per annum exclusive.

## EPC

The property has an Energy Performance Asset rating of D.

A copy of the energy performance certificate is available upon request.

## VAT

The property is elected for VAT.

## PLANNING

We understand the property has B1 planning use class.

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