

# TO LET

## ATTRACTIVE, WELL LOCATED FIRST FLOOR OFFICES

**1,190 sq.ft.**



**BRIDGE HOUSE  
1 – 2 STATION BRIDGE  
HARROGATE  
HG1 1SS**

1<sup>st</sup> Floor, Bridge House, 1 – 2 Station Bridge, Harrogate, HG1 1SS

## LOCATION

The property is located within Harrogate town centre on the corner of the A61 and Station Bridge. The A61 provides one of the main locations for professional businesses and occupiers include surveyors, architects, solicitors, financial professional service companies, The Library and Law Courts. The property is within a very short walking distance of the shops, restaurants and amenities of Harrogate town centre. Distance from : Harrogate Train Station : 1 minute on foot (>0.1miles) Harrogate Bus Station: 2 minutes (0.1 miles).

## DESCRIPTION

The property comprises a period four storey terraced building built in the 1890's in the heart of Harrogate Business District. Recently refurbished, the office suite comprises the full first floor with additional storage space and a meeting room at a mezzanine level. The suite is split into several rooms at first floor level, all with good levels of natural light. The suite benefits from a kitchen and separate mens and womens WC facilities.

## ACCOMMODATION

The suite is available as a whole, but does comprise a number of different rooms.

The total area of the 1<sup>st</sup> floor is 1,190 sq ft (110.55 sq m).

## PARKING

We do not have any parking available with the building however there are provisions nearby-

- Victoria Multi Storey Car Park adjacent to the station.
- Surface car parking off Station Avenue adjacent to The Odeon.

Finally there is on street parking available in the near vicinity.

## RATES

In accordance with the Valuation Office Agency Webpage the property is assessed as "Offices and Premises" and has a current rateable value of £15,000.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property an Energy Performance rating of D (85). Further information can be provided.

## TERMS

The property is available on a new full effective full repairing and insuring basis for a term of years to be agreed. The property has been elected for VAT and therefore VAT will be applicable to the rent.

## FURTHER INFORMATION / VIEWING

For any further information or to arrange a viewing please contact the sole agent:-

**CARTER TOWLER**  
**0113 245 1447**

**Clem McDowell**  
[clemmcdowell@cartertowler.co.uk](mailto:clemmcdowell@cartertowler.co.uk)

**Richard Fraser**  
[richardfraser@cartertowler.co.uk](mailto:richardfraser@cartertowler.co.uk)

(REF: CM.)

Details prepared January 2024

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler, on their behalf and for the sellers or lessors of this property whose agents they are, give notice that : (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is January 2024. For information on our Privacy Policy please visit our website – [www.cartertowler.co.uk](http://www.cartertowler.co.uk)

