

# TO LET

# LM ONE.

HIGH QUALITY OFFICE  
ACCOMMODATION IN CENTRAL  
HARROGATE



## 5 Victoria Avenue, Harrogate, HG1 1EQ

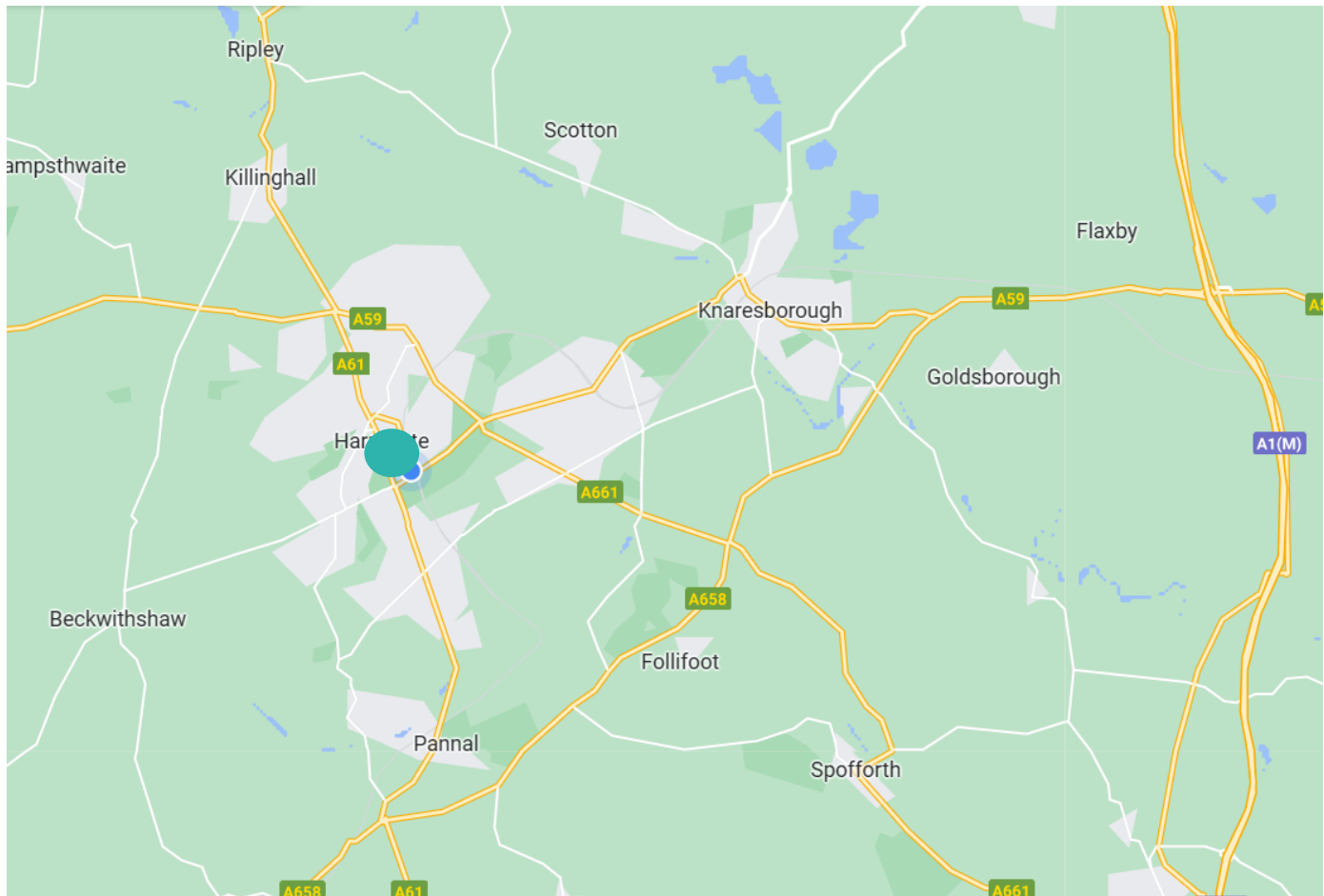
Rent – £792 - £1,479 per calendar month

Size – 379 to 1,607 sq ft

- Fully refurbished office suite
- Excellent location centrally near transport links
- All inclusive rents

# LEASING CONSIDERATIONS

- Suites available by way of new Internal Repairing and Insuring Leases
- Quoting rents £792 - £1,479 per calendar month
- Excellent prominence fronting onto Victoria Avenue
- Fully refurbished suites
- Flexible Lease terms available
- Stunning period building in the heart of Harrogate business district
- Multiple WC and kitchen facilities throughout



## LOCATION

The property is located on Victoria Avenue which is central to the main town centre of Harrogate. The historic spa town of Harrogate is located half way between Leeds and Ripon with main communication road link the A1(M) to the east of the town centre. Victoria Avenue connects the A61 which is the main arterial route that runs around Harrogate.



# DESCRIPTION

5 Victoria Avenue has been developed as a Business Centre providing businesses with a comprehensive and efficient office rental arrangement. The property benefits from a range of office suites which can be let separately or as a combination, all fully refurbished to a good specification.

The specification includes carpets throughout, multiple shared WC and Kitchen facilities, secure door entry system, LG7 lighting, power and data sockets, floor boxes with access to CAT5E cabling or perimeter trunking and fully inclusive rents

# ACCOMMODATION

The accommodation comprises the following:

Suite	Sq ft	Rent (pcm)
Lower Ground	379	£792
Ground Floor	483	£1,458
Second Floor	745	£1,458





## RATES

Each suite will need to be re-assessed for business rates purposes. We envisage the suites will be eligible for small business rate relief (no rates payable subject to status)..

## TERMS

From £792 - £1,479 per calendar month on flexible terms.

## LEGAL COSTS

An ingoing tenant will be responsible for a contribution of £500 + VAT towards the Landlord's legal costs

## VIEWINGS

By prior arrangement with the agents:

Tel / 07552 476571

Email / [steven@lm1.agency](mailto:steven@lm1.agency)

Tel / 07960 708544

Email / [matt@lm1.agency](mailto:matt@lm1.agency)

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**SUBJECT TO CONTRACT**

For more information, please contact Steven Jones on 07552 476 571 or at [Steven@LM1.agency](mailto:Steven@LM1.agency) or Matt Bredin on 07960 708 544 or at [Matt@LM1.agency](mailto:Matt@LM1.agency)



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