

Harrogate House

**LONG LEASEHOLD OPPORTUNITY - FOR SALE
OR TO LET**

33-35 Parliament Street, Harrogate, HG1 2RE

- Unique opportunity to purchase or rent in the centre of Harrogate
- Self-contained office with access directly off Parliament Street
- Includes 2 secure car parking spaces
- Good quality existing fit out
- Large roof terrace



DESCRIPTION

Harrogate House is a mixed used development located in the heart of Harrogate Town Centre.

The second floor office offers good quality office space with a large terrace offering views over Harrogate Town Centre. This office space is self-contained with access directly off Parliament Street, with windows on three sides the natural light is excellent making for a pleasant working environment.

Internally the office is currently fitted with 2 x meetings rooms, kitchen and open plan working space access off a reception area. Additional parking is available.



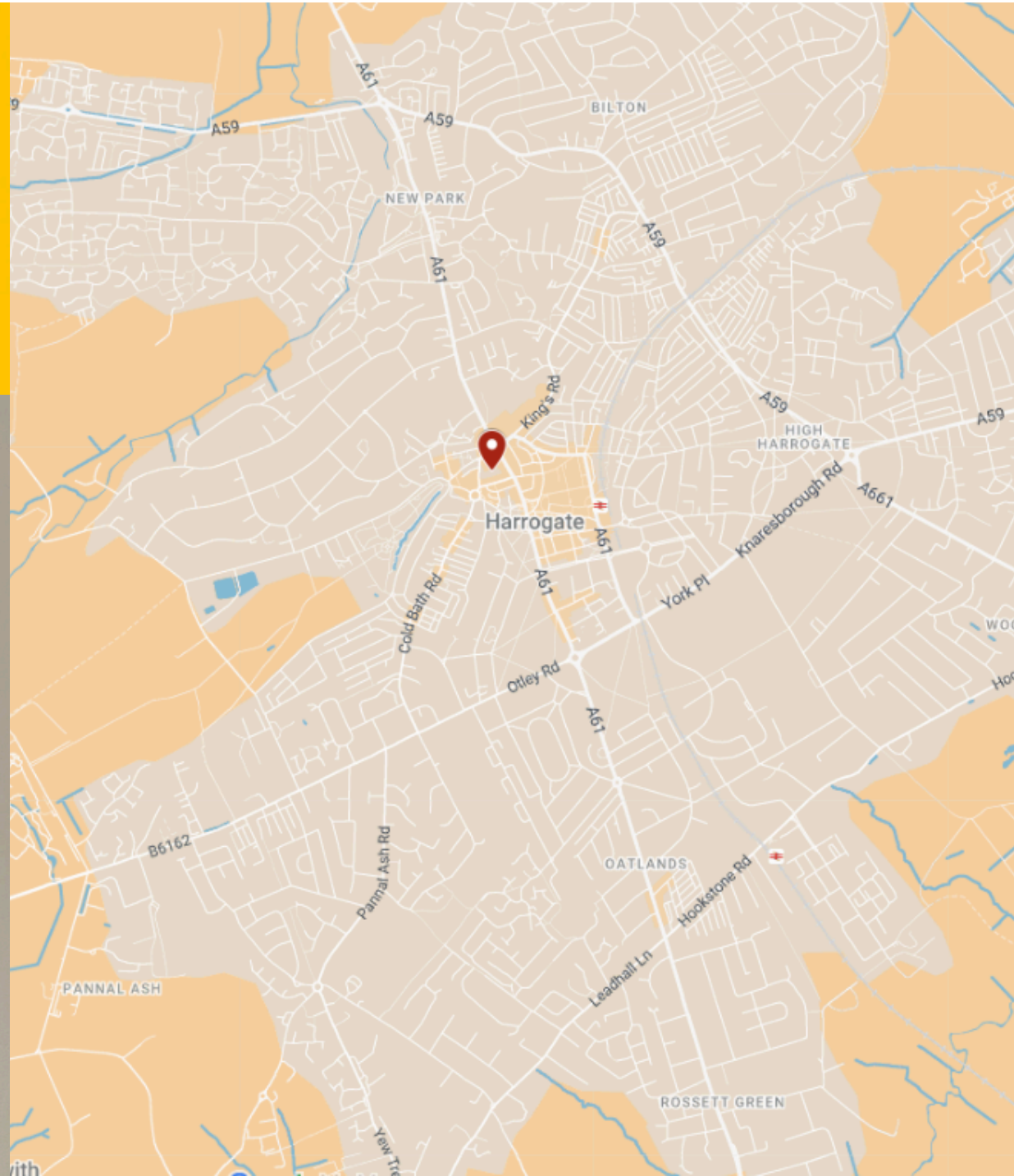
ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Second Floor	1,636	151.99

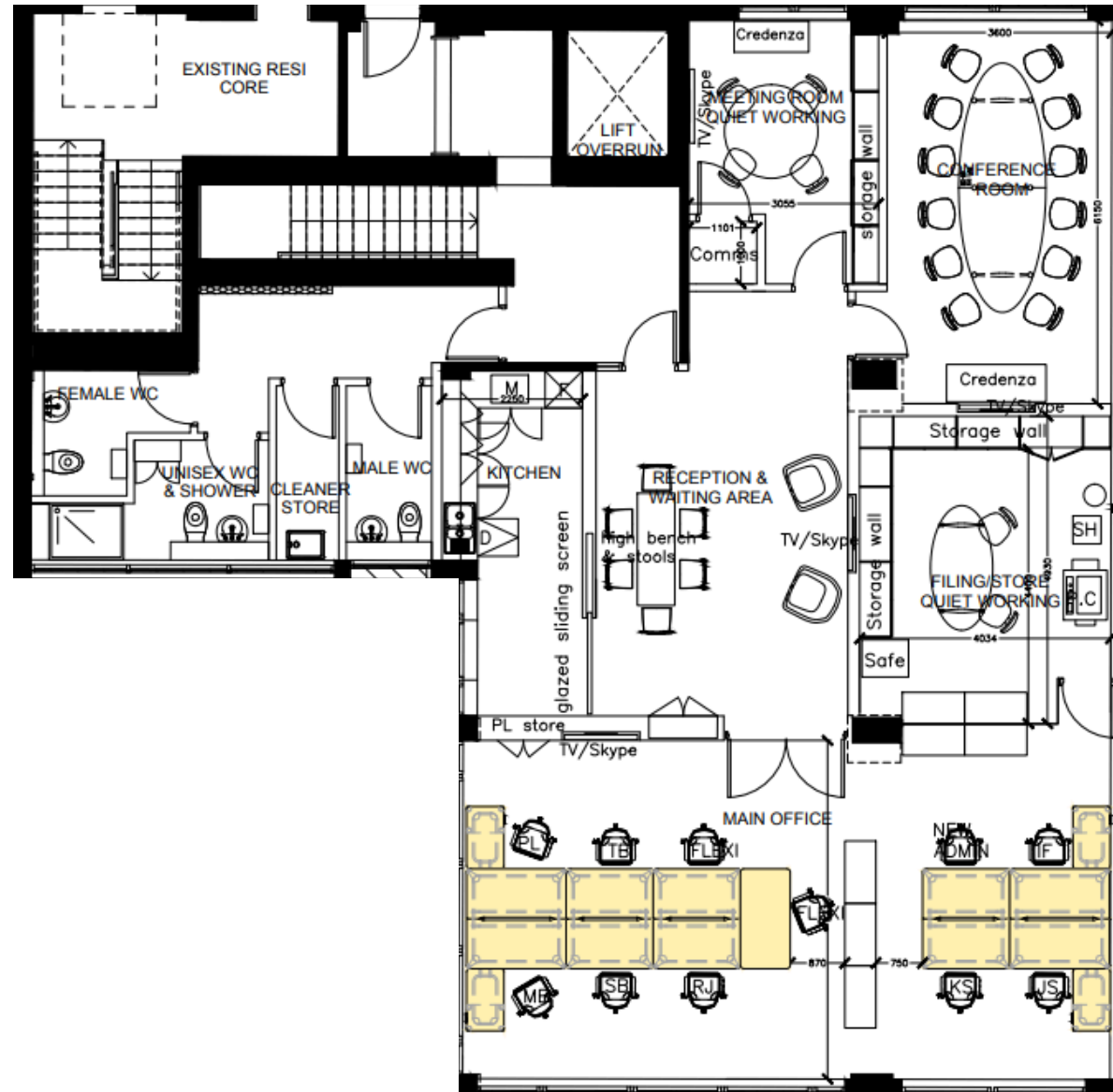
LOCATION

Harrogate House is located on Parliament Street in the centre of Harrogate. Harrogate is one of the most desirable spa towns in the UK and offers an abundance of bars, restaurants and retails offering on the doorstep.

Located in the town centre with plenty of amenities within walking distance. Harrogate Train Station is located just a 7 minute walk away which has regular trains to York, Leeds and London.



FLOOR PLAN



Harrogate House

33-35 Parliament Street



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PRICE

Price on application

TENURE

Long leasehold to expire 3001

RATES

We advise all interested parties to make their own enquiries of the local rating authority

EPC

An EPC certificate is available upon request

CONTACT

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