

TO LET

LM^{ONE}.E.

HIGH QUALITY OFFICE
ACCOMMODATION IN CENTRAL
HARROGATE



12 GRANBY ROAD, HARROGATE, HG1 4ST

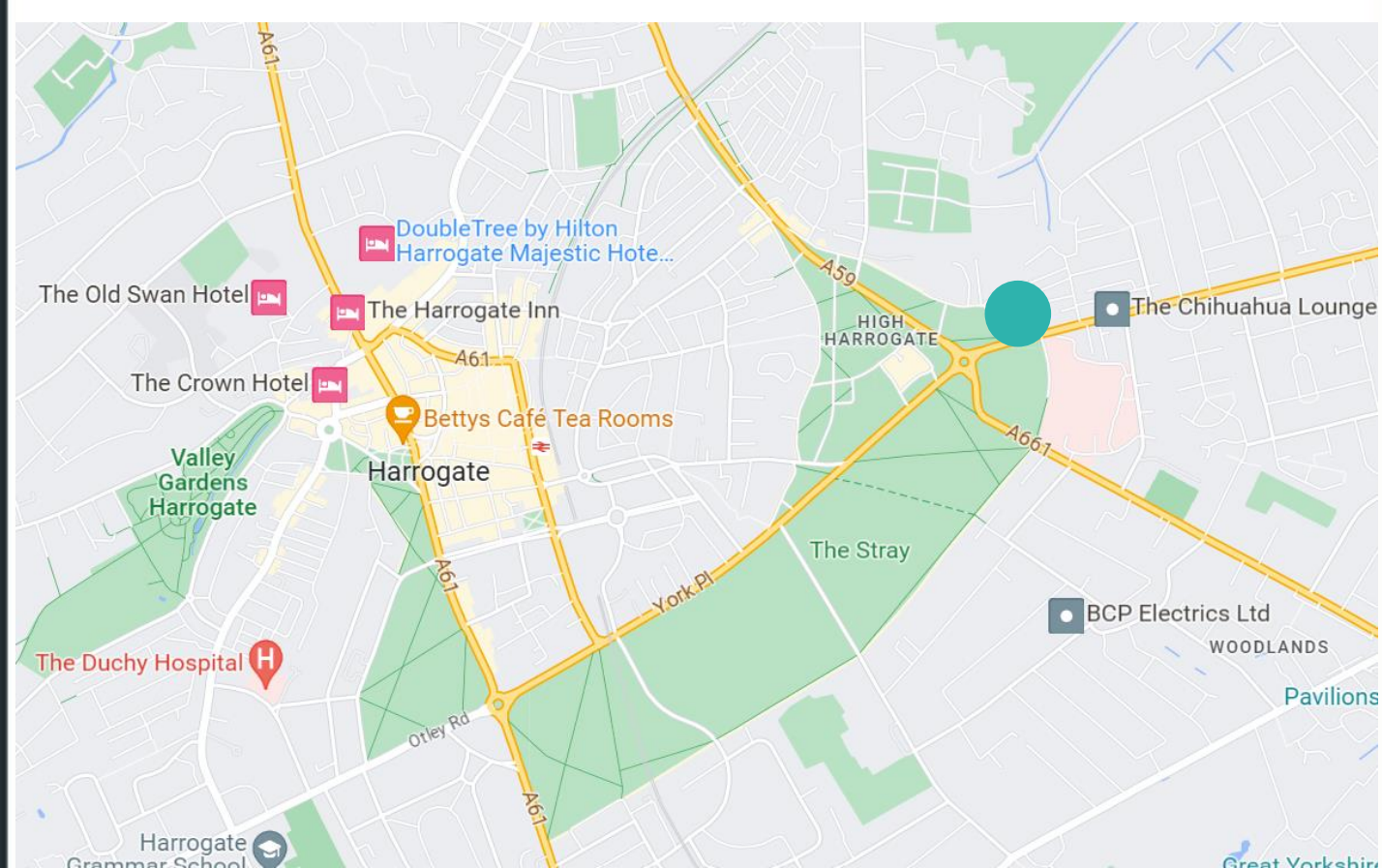
Rent – £32,556 per annum

Size – 2,171 sq. ft NIA

- Modern office suite over 2 floors
- High quality office accommodation
- 7 car parking bays available

LEASING CONSIDERATIONS

- Available by way of new Full Repairing and Insuring Lease
- Quoting rent £32,556 per annum
- Self-contained office over 2,171 sq. ft
- Excellent location near central Harrogate
- Modern office accommodation
- Suspended ceiling and carpeted throughout
- Facility includes ample onsite, off-road parking, W/C, kitchen area and attractive entrance hall.



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.

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.

The property benefits from disabled access and a passenger lift to first floor.





TERMS

Quoting £32,556 per annum on flexible terms.

RATES

The property has been assessed to have a Rateable Value TBC. All interested parties are encouraged to make their own enquiries with the Local Authority

LEGAL COSTS

All parties are responsible for their own legal costs

VIEWINGS

By prior arrangement with the agents:

Tel / 07552 476571

Email / steven@lm1.agency

Tel / 07960 708544

Email / matt@lm1.agency

July 2023

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency

LM ONE

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