

TO LET

LM ONE.

REFURBISHED FIRST FLOOR OFFICE
ACCOMMODATION IN CENTRAL
HARROGATE



**OFFICE SUITE FIRST FLOOR, SALISBURY
CHAMBERS, 2 ALBERT STREET, HARROGATE,
HG1 1JG**

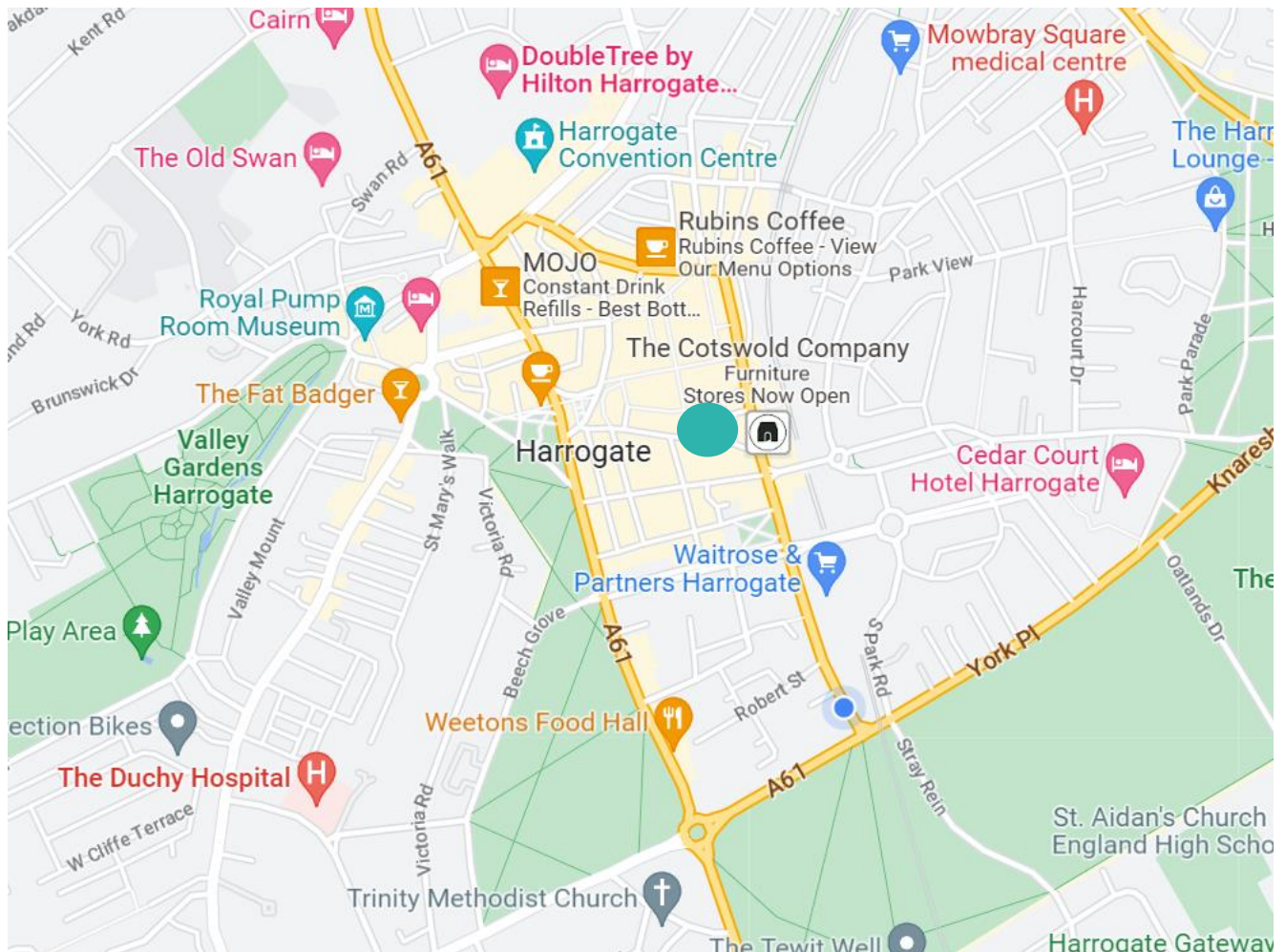
Rent - £12 per sq ft

Size – 150 – 2,700 sq ft

- Newly refurbished to a high standard
- Excellent location in central Harrogate
- Individual rooms available or the whole suite

LEASING CONSIDERATIONS

- Available on a Leasehold basis for a number of years to be agreed at market terms.
- Rent £12 per sq ft (service charge and insurance payable)
- Units available from 150 sq ft up to 2,700 sq ft
- Newly refurbished first floor office space
- Excellent location with Harrogate train and bus station within a few hundred yards
- High quality office accommodation



LOCATION

The property is located on Albert Street which is central to the main town centre of Harrogate, located half way between Leeds and Ripon.

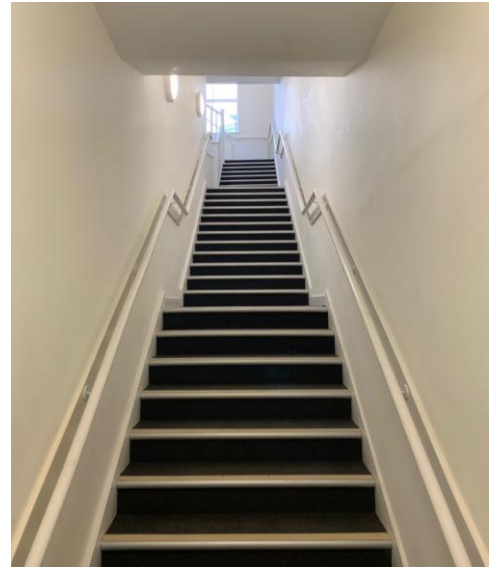
Albert Street connects the A61 which is the main arterial route that runs through Harrogate

DESCRIPTION

The property comprises a first floor office suite with access from Albert Street via a shared use door. The staircase has been recently recarpeted, plastered and painted to a high standard.

The office space is cellular in nature with each room capable of being independently leased with units starting from 150 sq ft. Each office benefits from suspended ceilings and recessed cat 2 lighting, wet central heating system, new carpets, plastered and painted walls and new fire doors throughout.

There is an independent kitchen facility and male and female W/C.





RENT

£12 per sq ft

BUSINESS RATES

The property was removed from the ratings list in March 2014. Previous to this date the Rateable Value was 21,750. Interested parties are advised to make their own enquiries with the Local Authority.

EPC

The property has an EPC rating of B (26). Documentation available upon request

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

By prior arrangement with the agent:

Tel / 07552 476 571

Email / Steven@LM1.agency

Tel / 07960 708 544

Email / Matt@LM1.agency

March 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



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