



align CHARTERED
SURVEYORS

01609 797 330

**TO LET
OFFICE**

1,324 SQ.M / 14,252 SQ.FT

**Jesmond House
27 – 33 Victoria
Avenue, Harrogate
HG1 5QE**

ENQUIRIES
alignsurveyors.co.uk



DESCRIPTION

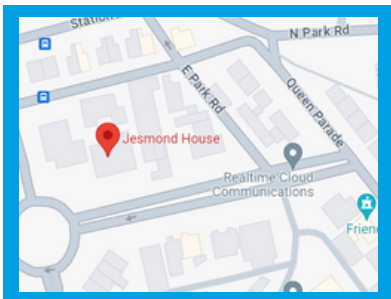
An opportunity has arisen to lease this newly refurbished in 2011 located in the heart of Harrogate town centre.

The building internally and externally is in outstanding condition for its age and compared to other offices within the town.

The property features an open plan and private office space on each floor together with toilets, kitchen/staff rooms and ancillary rooms. The two upper floors are of the same footprint, being larger than the ground, the difference being the ground floor reception and parking to the front and rear of the property, and overcroft parking to the rear.

The office building is located off Victoria Avenue, in the well-established mixed-use area of Harrogate, with both commercial and residential uses in the vicinity. Victoria Avenue is within walking distance of Harrogate Town Centre and lies off Station Parade. On-street parking is available but time limited. The town has a host of independent shops, cafes, pubs and walks all within the vicinity of the town centre. There are strong public transport links with various bus companies serving the town and surrounding area, with Harrogate Train Station being a main line route commuting to London and Leeds.

LOCATION PLAN



PROPERTY SIZE

Floor space from 4,352 sq. ft. to 14,251 sq. ft. / 404 sq. m. 1,324 sq. m.

DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

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FLOOR AREAS (GIA)

Floor	Sq. ft	Sq. m
Ground	4,352	404
First	4,950	460
Second	4,950	460
Total	14,252	1,324

PRICE

£14.50 per Sq. Ft

TERMS

The property is available for lease assignment in part or full.

The exiting leasehold expires in September 2026

For the entirety, a new lease would be considered for the entire building.

VIEWING

Viewings are to be arranged by the retained agents who's details can be found on the front of this brochure. Or alternatively please email Christopher.Black@alignsurveyors.co.uk or Daniel.Clinch@alignsurveyors.co.uk

EPC

From our enquiries of the Government website relating to Energy Performance Certificates (EPC) we located an EPC rating of
The property also benefits from a Display energy certificate (DEC) rating of B.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation of any lease agreed on this premises.

