

# TO LET

12 GRANBY ROAD,  
HARROGATE,  
NORTH  
YORKSHIRE  
HG1 4ST

**2,171** sq ft  
**201.69** sq m

- High Quality
- Flexible terms available
- 7 Parking Spaces

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## LOCATION

The property is located on Granby Road, which is situated approximately 1 mile East of Harrogate Town Centre. There are several retail and leisure amenities nearby. The property overlooks the Stray and benefits from good road connectivity being in close proximity to Knaresborough and Wetherby Road.

The property also benefits from excellent transport links with both Harrogate and Starbeck railway station within 1 mile of the property.

## DESCRIPTION

The property comprises an impressive two storey Grade II Listed office building of stone construction. The building was further enhanced by the addition of a modern extension in 2005.

The modern, rear part of the building is available To Let and comprises a self contained unit which benefits from its own access and entrance, main reception area, a central stair core / atrium with feature light well and passenger lift.

The office space provides modern accommodation across two floors and is mostly open plan with separate meeting rooms as well as a dedicated kitchen. Heating is via gas fired wall mounted radiators. The ground floor has AC.

The unit is offered with the added benefit of 7 car parking spaces .

## ACCOMMODATION

The suite has a Net Internal Area of:

Name	Size
Ground Floor	1,150 sq ft (106.84 sq m)
First Floor	1,021 sq ft (94.85 sq m)
<b>Total</b>	<b>2,171 sq ft (201.69 sq m)</b>

## PLANNING USE

Offices within Use Class Eg(i) - Commercial, Business and Service.

## TERMS

The property is available as a whole by way of a new effective full repairing and insuring lease on terms to be agreed.

## RENT

The property is available at an initial rent of £32,556 per annum.

## LEGAL COSTS

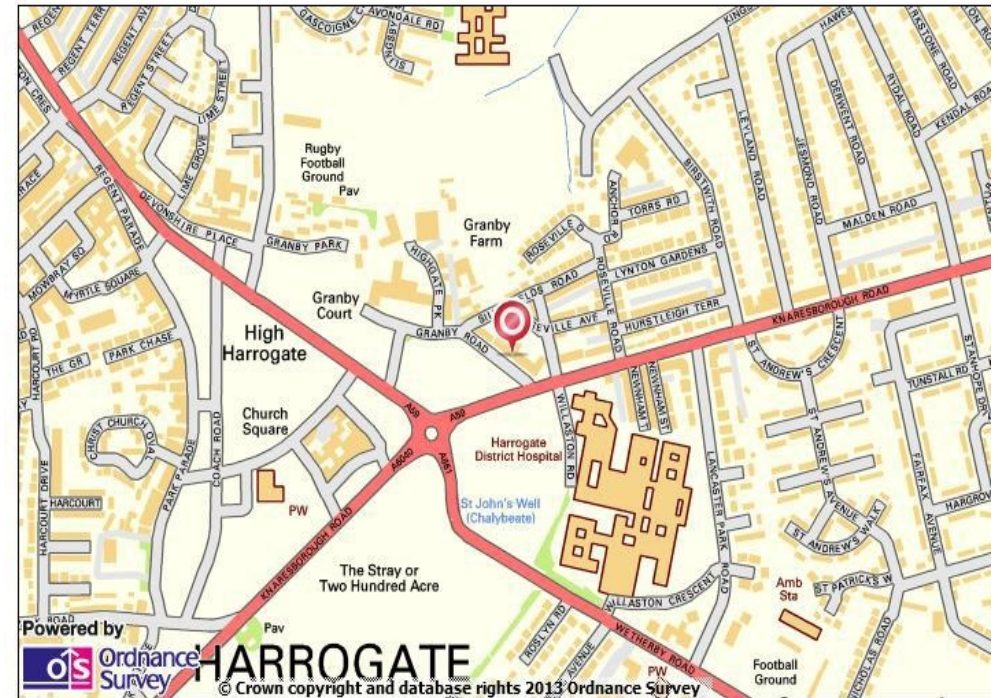
Each party to be responsible for the payment of their own legal costs.

## VAT

All rents and rates are quoted exclusive of VAT.

## VIEWING

Strictly by appointment with sole marketing agents.



## CONTACT

Chris Hartnell  
0113 203 1079 / 07800 572 007  
Chris.Hartnell@carterjonas.co.uk

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## IMPORTANT INFORMATION

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