

TO LET SUPERB, REFURBISHED BUSINESS CENTRE OFFICES



ROWE HOUSE,
10 EAST PARADE,
HARROGATE HG1 5LT

**JUST 1 SUITE
REMAINING**

FROM

9.38

SQUARE METRES

FROM

101

SQUARE FEET

GET IN TOUCH

CONTACT Ben Robinson

TELEPHONE 0113 243 6777

EMAIL ben.robinson@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agent

LEEDS

Northspring

36 Park Row

Leeds LS1 5JL



ryden.co.uk



LOCATION

The office is located in the centre of the spa town of Harrogate, with the main retail area being only some five minutes walk away. Harrogate Railway Station is closer still being only a 2-3 minute walk. The station provides regular services to Leeds, York and easy links to London's Kings Cross.

There are nearby car parks at Park View and the Odeon Cinema.

Harrogate is well situated with the A1 being some 15 minutes drive to the east and provides excellent access to the M1, M62 and the rest of the motorway network.

Leeds/Bradford Airport is some 12 miles to the south west of the town.

DESCRIPTION

The property has recently been subjected to a substantial refurbishment to provide excellent office accommodation, suitable for a wide range of companies. Each office has a secure intercom system, LED lighting and new carpeting throughout.

There is a boardroom/break out area that is available for all tenants to book out by the hour (or longer if necessary).

The building also provides excellent staff amenities including kitchen areas to all floors, WC's and a Shower Room with lockers.

To the front of the property, there is a cycle rack available to the tenants of the building.



RENT

Please see the rent schedule overleaf for the quoting rents. All rents are inclusive of rent, Service Charge and Utilities (heating, lighting etc).

Tenants are only responsible for business rates and telecoms / internet provision.

CAR PARKING

East Parade is allocated as a "disk zone", allowing vehicles to park for a maximum period of 3 hours. Local businesses can however apply for a single business permit through Harrogate Borough Council, allowing for longer periods of parking.

There are also nearby car parks at Park View and the Odeon Cinema.

RATEABLE VALUE

The Sole Agents can provide the Rateable Value for each suite.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC for the building can be provided by the Sole Agent.

LEGAL COSTS

In the normal manner, the each party is to be responsible their own legal expenses, including any LBTT and registration dues.

PROPOSED LEASE

A draft lease has been prepared for occupation. The lease is non-negotiable and a copy of it can be obtained from the Sole Agent.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

ACCOMMODATION

The premises have been measured in accordance with the RICS Property Measurement 1st Edition, incorporating IPMS 3 and extend to the following:

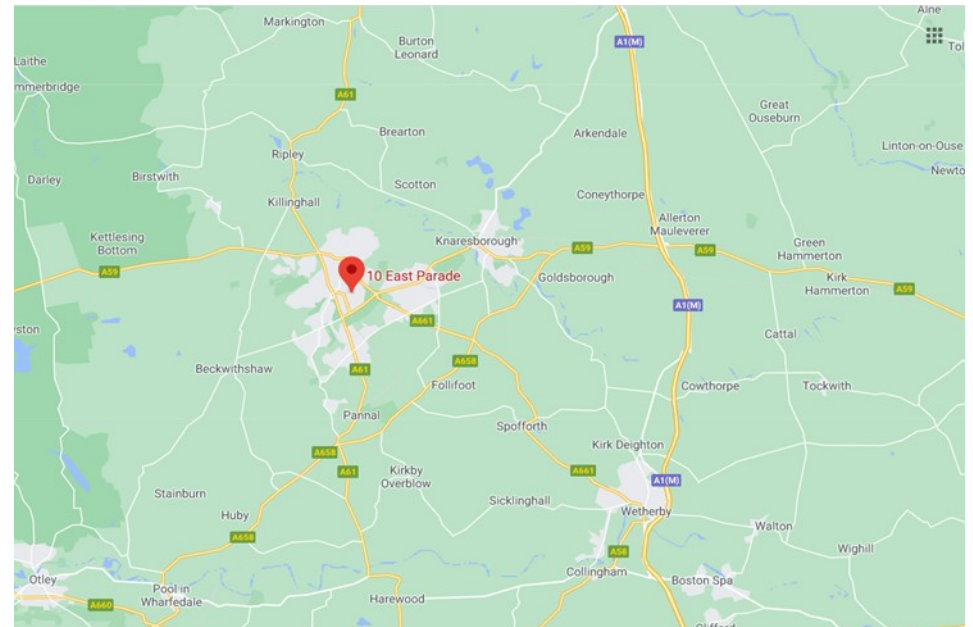
Floor	Room Name	Size (Sq Ft)
Lower Ground Floor	L1	291
Ground Floor	G1	223
	G2	152
	G3	110
First Floor	F1	166
	F2	514
	F3	115
Second Floor	S1	161
	S2	424
	S3	101

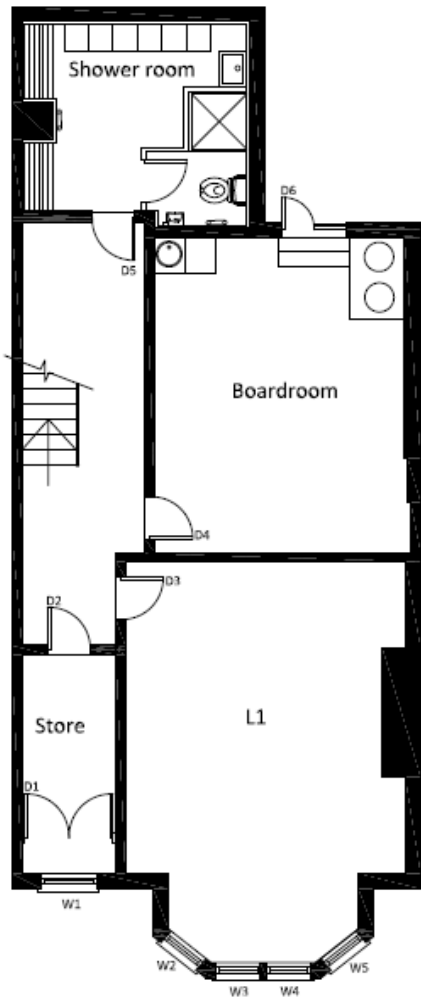
LEASE TERMS

The accommodation is available on internal repairing and insuring terms for a negotiable period. Any medium to long term leases will be subject to upward only rent reviews at regular intervals.

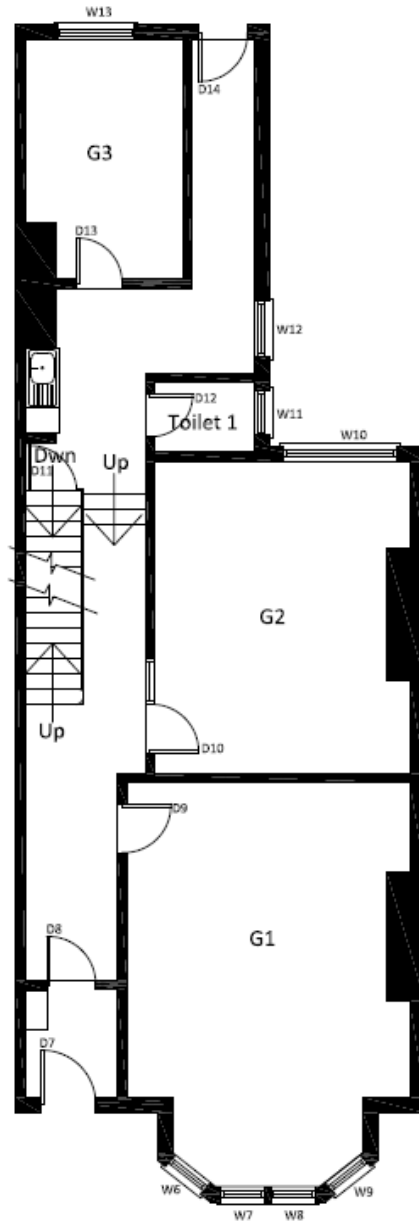
Floor	Room Name	Size (Sq Ft)	Annual Rent
Lower Ground Floor (Available)	L1	291	Let
Ground Floor	G1	223	Let
	G2	152	Let
	G3	110	Let
First Floor	F1	166	Let
	F2	514	Let
	F3	115	Let
Second Floor	S1	161	Let
	S2	424	Let
	S3	101	£3,000

LOCATION MAPS

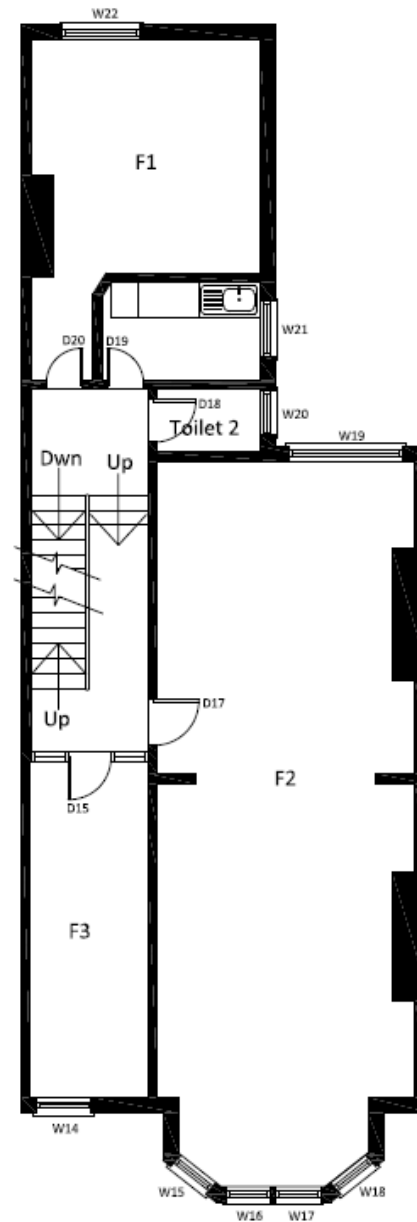




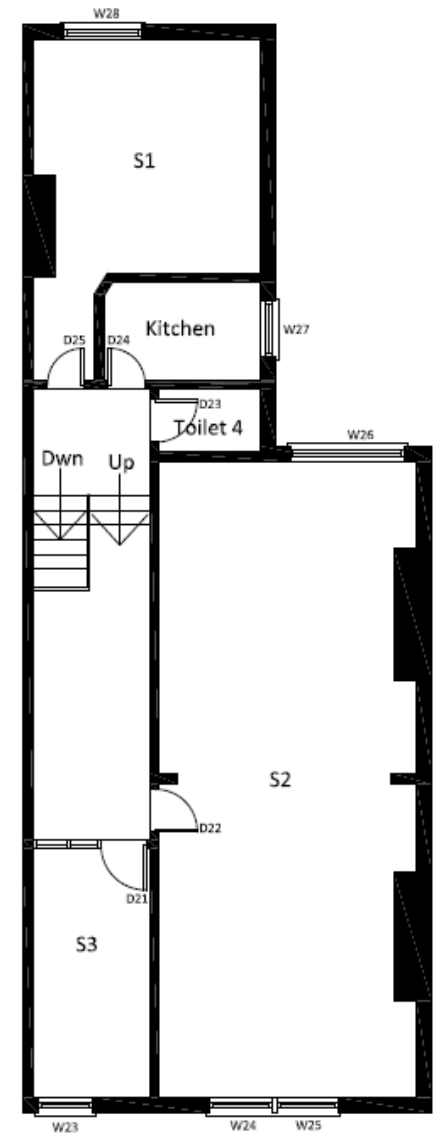
Lower Ground Floor



Ground Floor



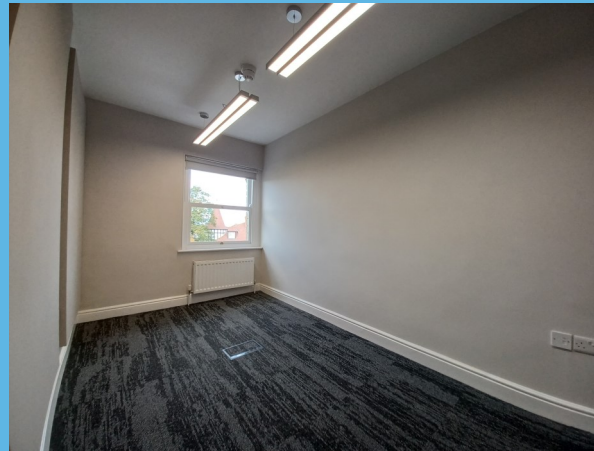
First Floor



Second Floor

FURTHER INFORMATION

FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING, PLEASE CONTACT THE SOLE AGENTS



- CENTRAL LOCATION
- CLOSE TO THE RAILWAY STATION
- EXCELLENT NEARBY AMENITIES

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