



WINDSOR HOUSE

OFFICES

HARROGATE



Flexible Office Space To let

[www.windsorhouse-harrogate.co.uk](http://www.windsorhouse-harrogate.co.uk)



WINDSOR HOUSE

OFFICES



Latest availability:  
[windsorhouse-harrogate.co.uk](http://windsorhouse-harrogate.co.uk)

A PRESTIGIOUS  
BUSINESS LOCATION  
WINDSOR HOUSE  
PROVIDES FLEXIBLE  
WORK SPACE OF AN  
ENVIABLE QUALITY  
IN AN UNPARALLELED  
LOCATION



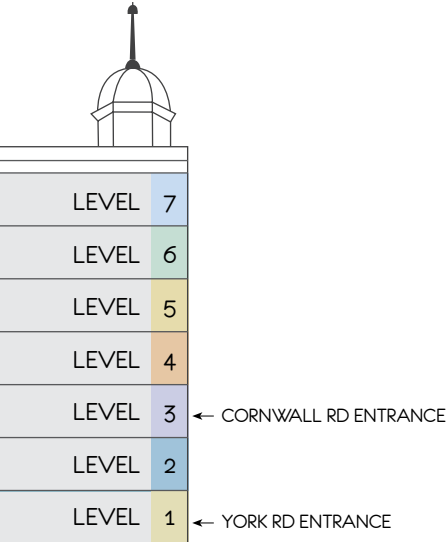
Set in stunning landscaped surroundings, overlooking The Valley Gardens, Windsor House is only five minutes walk from Harrogate's main shopping area. The Town is one of the region's most desirable locations and is particularly noted for its excellent shopping and leisure facilities.

The building offers stylish, efficient work space of a calibre which has attracted national and well known regional companies and agencies.

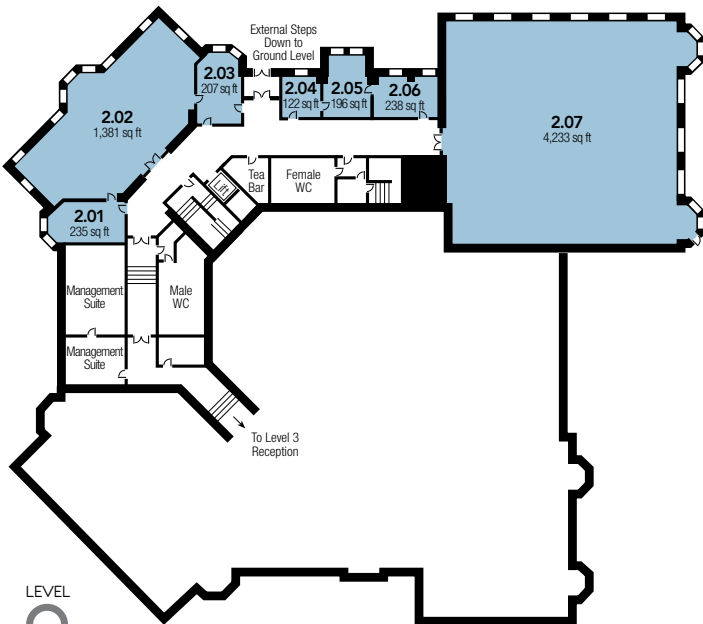
There are a wide range of tenants occupying space from 100 sq ft to 5,000 sq ft illustrating the suitability of the building to local and national businesses both large and small.

The office accommodation is very flexible and will suit almost any requirement. An ample supply of car parking in the landscaped grounds adds to the attraction.

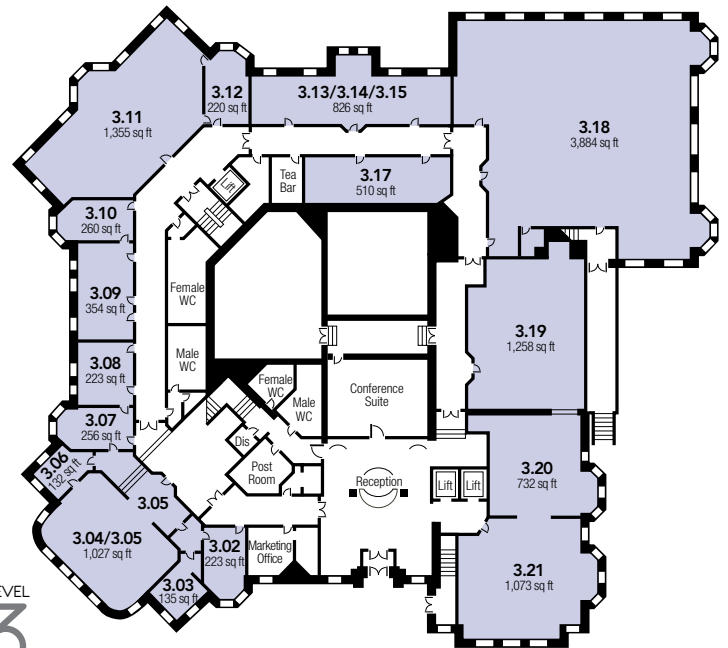
# FLOOR PLANS



LEVEL 1



LEVEL 2



LEVEL 3

# SPECIFICATION

Prestigious offices incorporating the following:

- Flexible office space
- Ample car parking
- Suspended ceilings
- Category 2 recessed lighting to offices
- 3 compartment perimeter trunking
- Meeting room facilities
- Male/female toilets and tea bar on every level
- Access and facilities for disabled
- Kitchen facilities
- Shower facilities
- 24 hour access and security



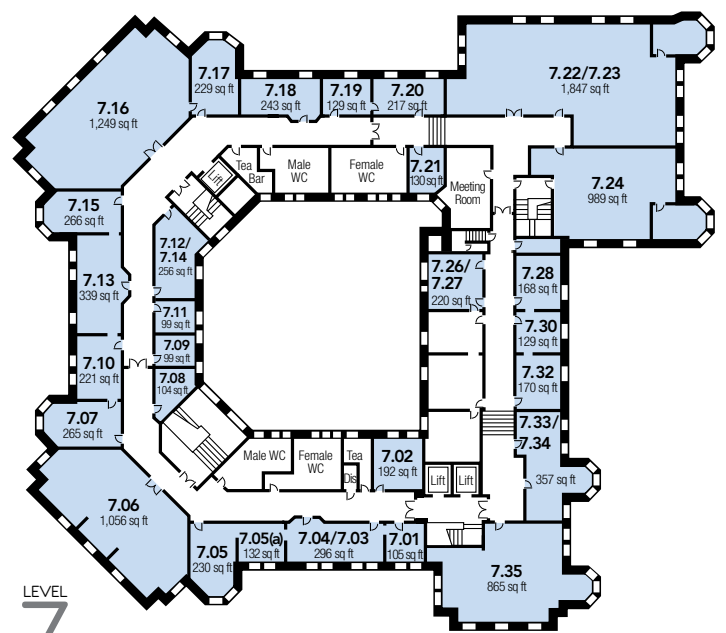
LEVEL  
4



LEVEL  
5



LEVEL  
6



LEVEL  
7

# SITE PLAN

Accessed directly off Cornwall Road the entrance to the building is at level three where there is a communal reception area and visitor car parking directly opposite.



### Walking Times

- Valley Gardens - 2 mins
- Betty's Tea Rooms - 7 mins
- Bus station - 13 mins
- Train station - 15 mins



### Drive Times

- Leeds - 35 mins
- York - 40 mins
- Airport - 25 mins



### Train Times

- Leeds - 30 mins
- York - 40 mins
- London - 2hrs 40 mins



Harrogate is an attractive Spa Town boasting an "Excellent quality of Life" making it the ideal location within which to work and base your business.

Harrogate benefits from a highly skilled labour supply and thriving business community with the nationally regarded Conference and Exhibition Centre only a short walk from Windsor House.

The building is situated within close proximity of Harrogate Town Centre and all associated amenities including restaurants, cafés and bars and notably the famous Betty's Tea Rooms.

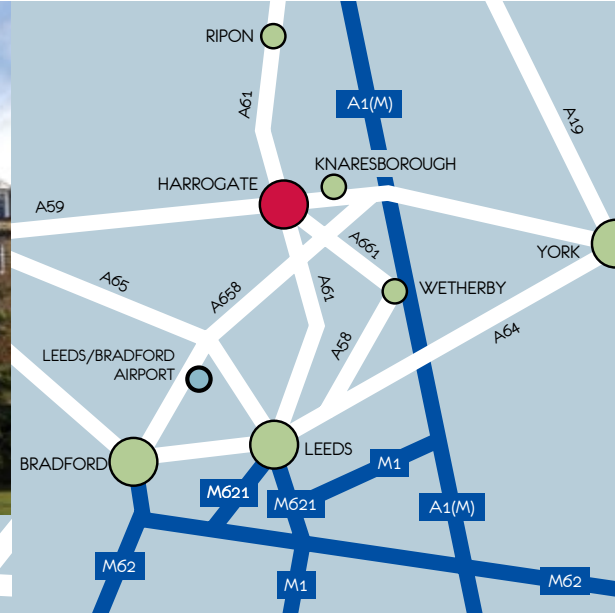
The Valley Gardens and Stray parkland are also within a short walk.



# LOCATION

Harrogate's strategic location means it enjoys the splendour of North Yorkshire and benefits from being close to the commercial heart of West Yorkshire.

It lies 17 miles north of Leeds and 20 miles west of York and has close connections to the M1, A1M and M62. Leeds Bradford Airport is 12 miles to the south west and the main line railway station in Harrogate provides excellent access to the national rail network.



## LEASE TERMS

Windsor House is available To Let on the following basis:

**Traditional Lease** – The premises are available by way of a new effectively Full Repairing and Insuring Lease for multiples of three or five years.

**Flexible Lease** – All inclusive contracts (Rent, Service Charge and Business Rates) are available from 6 – 12 months.

For more information on the above and to receive quoting terms, please contact the Agents.

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