

TO LET

12 GRANBY ROAD,
HARROGATE,
NORTH
YORKSHIRE
HG1 4ST

592 sq ft
55 sq m

- High quality period building
- Flexible Lease terms available
- Car parking

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LOCATION

The property is located on Granby Road, which is situated approximately 1 mile East of Harrogate Town Centre overlooking the Stray and within close proximity to both the Knaresborough and Wetherby Road. Leeds is circa 15 miles to the south of Harrogate and York 20 miles to the East.

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

Harrogate Town Centre offers a wide range of retail and leisure amenities.

DESCRIPTION

The property is an impressive Grade II listed, 2 storey property, which fronts onto The Stray providing an attractive outlook.

The building has been refurbished to provide, comfortable, modern and flexible office accommodation.

The property has many original features.

The property benefits from a large bookable meeting room as well as provides secure, onsite parking.

ACCOMMODATION

Name	Size
GF- Suite	172 sq ft (15.98 sq m)
FF- Suite	105 sq ft (9.75 sq m)
FF- Suite	185 sq ft (17.19 sq m)
FF - Suite	130 sq ft (12.08 sq m)
Total	105 - 592 sq ft (9.75 - 55 sq m)

PLANNING USE

Use Class 'E' - Commercial, Business

and Service.

TERMS

The property is available To-Let on flexible terms for a term of years to be agreed.

RENT

All-inclusive rents from £28 per sq ft per annum.

EPC

Available on request.

VAT

All costs subject to VAT at the prevailing rate where applicable.

VIEWING

Strictly by appointment with sole agents.



CONTACT

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

IMPORTANT INFORMATION

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