

OFFICE TO LET

'7 St LUKES'

St Luke's Mount, Harrogate HG1 2AB



OFFICE PREMISES WITH PARKING

Total Floor Area Over Two Floors – Circa 73 m² (784 sq ft) N.I.A

Good Location

On Site Parking

Note: The Council of the Borough of Harrogate gives notice that these particulars do not constitute any part of an offer or contract, that all elements contained in these particulars as to this property are made without liability and are not relied upon as statements of fact, and they do not make any representation or warranty whatsoever, in relation to this property. An interested party must satisfy him/himself by inspection or otherwise as to the correctness of each statement contained in these particulars.

7 St Luke's - St Luke's Mount, Harrogate HG1 2AB

Location

The property is situated on St Lukes Mount within close proximity of Harrogate Town Centre and Conference facilities.

Leeds lies approximately 15 miles to the South and York 20 Miles to the East. Harrogate railway station is approximately a 10-minute walk away.

Description

The premises comprise a detached former residence now converted to provide office accommodation over two floors. Access to the site is gained either to the front of the property via a stepped walkway or through a rear level entrance from St Lukes Mount

7 St Lukes House offers office accommodation with the following

- Downstairs kitchen facilities
- Male and Female WC's
- Gas Central Heating System

Lease Terms

The property is offered as a whole by way of a new full repairing and insuring lease on terms to be agreed for a maximum term of two years. The asking rent is £7,000 per annum.

Car Parking

7 St Lukes offers 2 private car parking spaces. Additional on street parking is available in the surrounding areas.

Accommodation

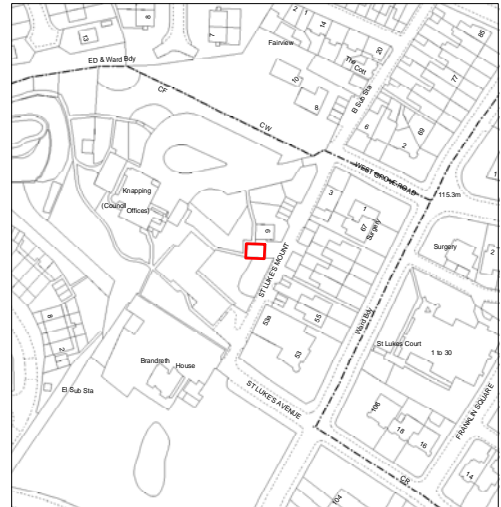
Floor	SQ M	SQ FT
GF	37.3	400
FF	35.6	384
Total	73	784

Rateable Value

The premises are to be separately assessed.

Viewing and Enquiries

Further enquiries and arrangements to view the accommodation can be made by contacting Daniel Burdett at Harrogate Borough Council on 01423 556044 or by e-mail daniel.burdett@harrogate.gov.uk



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