

# OFFICE TO LET

## ‘BRANDRETH HOUSE’

St Luke’s Avenue, Harrogate HG1 2AA



### PERIOD OFFICE PREMISES WITH PARKING

Total Floor Area Over Two Floors - 236 m<sup>2</sup> (2539 sq ft) N.I.A

Central Location

On Site Parking Included

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.

# BRANDRETH HOUSE' - St Luke's Avenue, Harrogate HG1 2AA

## Location

The property is predominately situated on St Luke's Avenue 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. Set in pleasant parkland with beautiful outlook. Access to the site is gained either through the car park entrance or on foot through the pleasant parkland to the front of the premises.

Brandreth House offers office accommodation with the following

- Impressive entrance lobby and stairwell
- Full alarm system
- Electric storage heating

## Lease Terms

Brandreth House 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 £28,000 per annum exclusive of rates and all other outgoings.

## Car Parking

Brandreth House offers 8 car parking spaces in a gated car park. Additional on street parking is available in the surrounding areas.

## Accommodation

Floor	SQ M	SQ FT
GF	131	1409
FF	105	1130
<b>Total</b>	<b>236</b>	<b>2539</b>

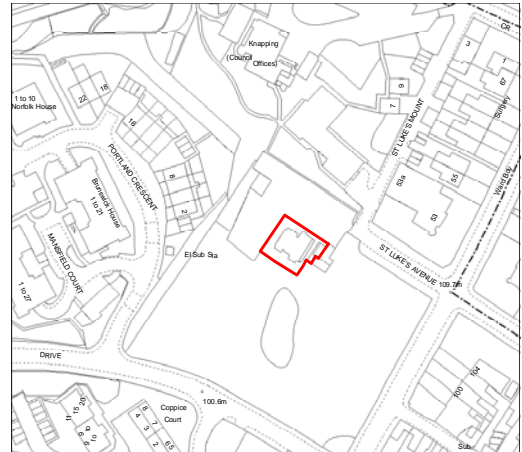
## Rateable Value

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](mailto:daniel.burdett@harrogate.gov.uk)

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