

OFFICES TO LET

- Suites from 1,371 sq.ft – 9,448 sq.ft
- Affluent North Yorkshire spa town
- Existing high quality fit out
- Highly prominent town centre position
- Excellent transport links
- 12 parking spaces included in the quoted rent



OFFICE SUITES FROM 1,371 SQ.FT to 9,448 SQ.FT

3RD & PART 4TH FLOORS | CLARENDON HOUSE | HARROGATE | HG1 1JD

LOCATION & SITUATION

Harrogate is a historic Georgian Spa town located in North Yorkshire, with a residential population of over 75,000 persons. It is frequently referred to as one of the best places to live and work in the UK.

The town benefits from excellent road communications with the A61, A658 and A661 connecting the town with Leeds. The A61 continues north towards to Ripon, while the A658 connects onto Bradford. The A1(M) is 8 miles to the east.

The town has a mainline railway station with LNER operating a direct, 2 hour and 50-minute service, from Harrogate to London King's Cross. There are also regular direct services to Leeds and York. In addition to its rail links, Leeds Bradford international airport is situated only 16 miles to the southwest.

The town has a thriving business community, with a large SME sector, as well as a number of nationals and multinationals, including Bettys & Taylors Group, Harrogate Spring Water, Adler & Allan and Labcorp laboratories. Harrogate also has a strong base of financial, legal and professional service providers, centred on Victoria Avenue which is known as the professional quarter.

Clarendon House is situated in the heart of the town centre, occupying a highly prominent position on the corner of Victoria Avenue and Station Parade, is less than a five-minute walk from the train station and in close proximity to the town's prime retailing areas of Cambridge Street, James Street and the Victoria Centre.

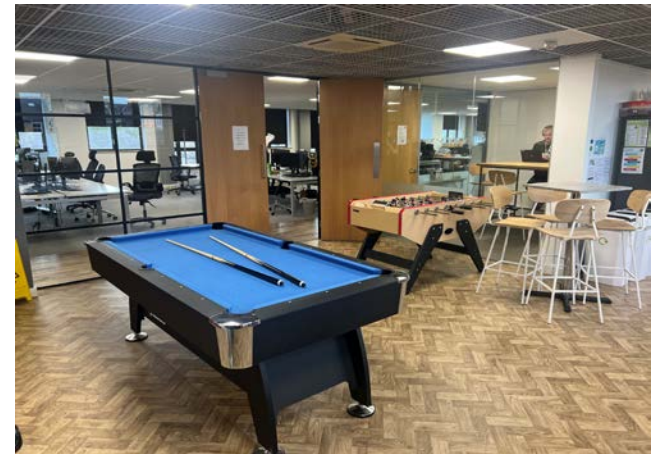
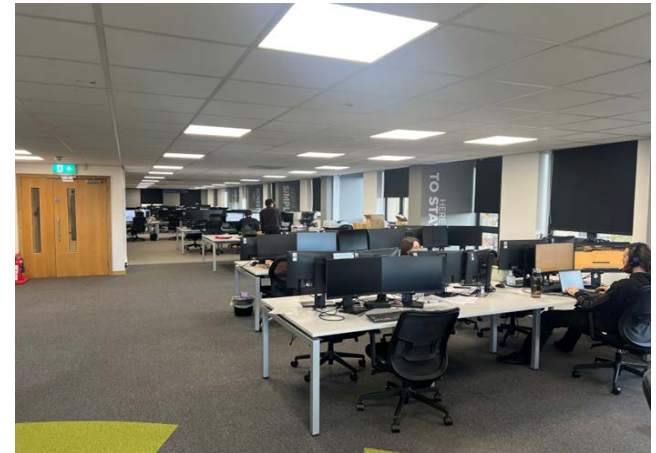


DESCRIPTION

Clarendon House is a high-quality mixed-use building with offices on the upper four floors and retail/restaurant units at ground floor level. The office accommodation benefits from two 8-person passenger lifts and is fully DDA compliant.

The vacant suites occupy the entire 3rd floor and part 4th floor of the property and have been fitted out to a high standard. They offer a mix of open plan and glazed cellular offices. In addition, there are kitchen and staff break-out areas. In terms of specification, the suites benefit from the following:

- Air conditioning
- Perimeter trunking
- Double glazed windows
- Suspended ceilings with LG3 lighting
- Modern staff amenities



ACCOMMODATION

The property has the following approximate Net Internal Floor Areas:-

3 rd Floor	494 sq.m	5,231 sq.ft
Part 4 th Floor	384 sq.m	4,127 sq.ft
Total NIA	878 sq.m	9,448 sq.ft

Individual suites could be available from 1,371 sq.ft (127 sq.m)

TERMS

The suites are available as a whole or individual floors on new fully repairing and insuring leases, for a term of years to be agreed, at a rental equating to **£18 per sq.ft per annum exclusive**.

Alternatively, individual suites can be available from 1,371 sq.ft (127 sq.m) at a rental equating to **£22 per sq.ft per annum exclusive**.

12 car parking spaces are available, at a ratio of approximately 1 space per 800 sq.ft

BUSINESS RATES

We understand the 3rd and 4th floors have a Rateable Value of £85,500

Interested parties are advised to check with the Local Rating Authority for confirmation of the actual rates payable.

EPC

The 3rd and part 4th floors are currently assessed at B(27), valid until the 11th August 2035.

VAT

All prices and rentals quoted are exclusive of VAT

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION



Att: Mathew Haliwell
Tel: 0113 244 9020
Email: mathew@bht.uk.com

Att: Flynn Burgess
Tel: 0113 244 9020
Email: flynn@bht.uk.com

Subject to Contract
Oct 2025

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.