

TO LET

OFFICES



**EXECUTIVE OFFICE SUITE
SUITE 2, SECOND FLOOR
THE EXCHANGE
STATION PARADE
HARROGATE
HG1 1TS**

944 SQ FT (87.69 SQ M)

**COMFORT COOLED
OPEN PLAN WITH MEETING ROOMS AND KITCHEN
2 CAR PARKING SPACES INCLUDED
TOWN CENTRE LOCATION
ADJOINING RAILWAY AND BUS STATIONS**

**Edward
Symmons**

0113 245 8454

www.edwardsymmons.com



Location

Harrogate is a popular and affluent town located some 18 miles north of Leeds and 20 miles west of York. Leeds Bradford Airport lies some 12 miles south west of the town centre.

The Exchange is situated in the town centre and adjoins Harrogate Railway Station and Bus Station, being close to the town centre retail and leisure facilities.

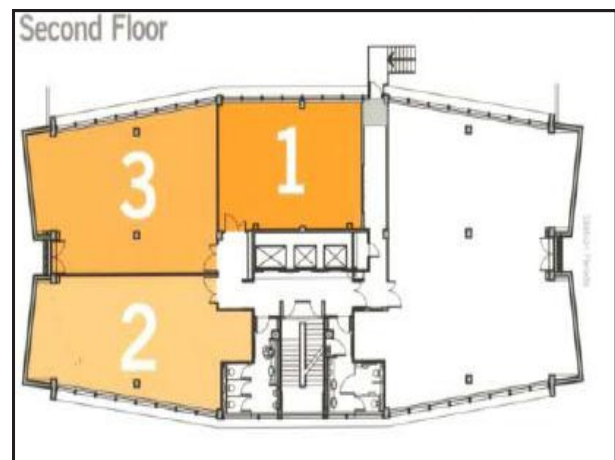
Description

The suite is located on the Second Floor of this ten storey landmark building, where other occupiers include Hempsons Solicitors, Welcom Software, Garwyn Liability Adjusters and Maumby Investment Management.

The suite extends to a net internal floor area of **944 square feet (87.69 square metres)** and has been partitioned to provide a fitted kitchen, two meeting rooms/private offices and an open plan general office area.

Additional features include:

- full mechanical ventilation and VRV comfort cooling
- LG3 lighting and modern suspended ceilings
- carpeted and perimeter trunking installed
- on-site concierge
- 3 high speed 10 person passenger lifts
- male & female/disabled toilet facilities to landing
- 2 car parking spaces



Business Rates

The premises have a current assessment of £12,000 plus separate assessments of £500 per car parking space.

Lease Terms

The premises are held on a lease expiring in August 2016, subject to a tenant's break option in August 2011. The passing rent is £15,500 per annum exclusive, subject to review in August 2011. The premises are available by assignment of our client's lease or on a sublease for a term to be agreed.

Service Charge

We are informed that the current service charge payable is £4,032 per annum.

Legal Costs

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

VAT

All rents and costs referred to are exclusive of VAT which may be charged.

Viewing

For further information or to arrange an internal inspection please contact Richard Corby on 0113 245 8454 or richard.corby@edwardsymmons.com.

May 2009

8 St Paul's Street, Leeds LS1 2LE

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.