

**SECOND FLOOR
OFFICE SUITE**

Rent £15,000 PA

Description

Temple House offers a large multi occupied office building in Harrogate Town centre which has been newly refurbished throughout, offering floor by floor office space to a Grade A standard.

This particular offering is to take on the second-floor suite of the building, offering an open plan space of just under 400 sq. ft with large, glazed window frontage.

The building benefits from a large breakout area to the top floor shared by all the tenants which includes a balcony.

The premises are available on an all-inclusive rent basis to include utilities and internet.

An external car parking space may be available at an additional cost, by negotiation.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £5,300.

Uniform Business Rate for 2024/25: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYCC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

The property is elected for VAT.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

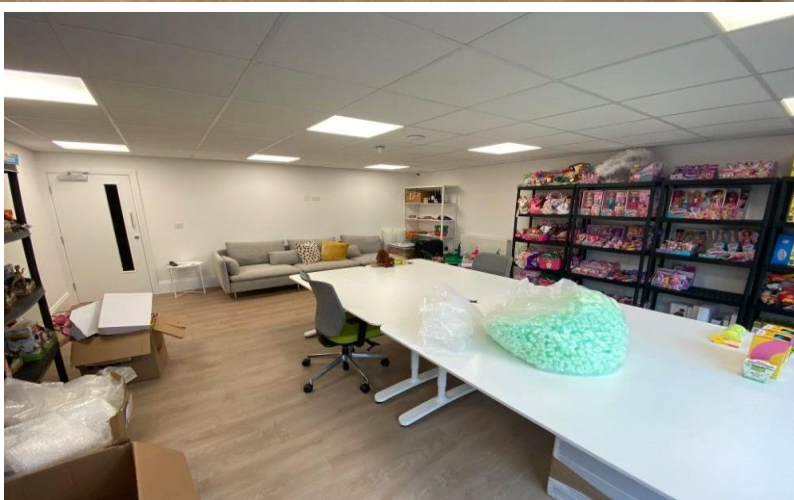
Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



SECOND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

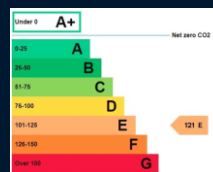


TOTAL FLOOR AREA : 388 sq.ft. (36.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01423 229713
www.fssproperty.co.uk
commercial@fssproperty.co.uk
8 Raglan Street
Harrogate
North Yorkshire
HG1 1LE

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