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TO LET



**2 VICTORIA AVENUE**  
HARROGATE

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**4,525 – 22,950 sq ft**

FANTASTIC FULLY-FITTED  
OFFICES WITH SECURE  
ON-SITE PARKING

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# Designed for work

2 Victoria Avenue is a high quality, purpose-built 4 storey office building constructed in the late 1990's in the heart of the Harrogate town centre business district.

Completely refurbished in 2015 2 Victoria Avenue offers modern high specification office accommodation on ground and 3 upper floors together with an extensive secure basement car park.

The entire building is fully fitted out and each floor now provides a combination of open plan and partitioned high quality offices with ancillary staff facilities including break out areas/kitchen facilities, shower and drying room facilities, high quality male and female toilet and excellent natural light on all floors.

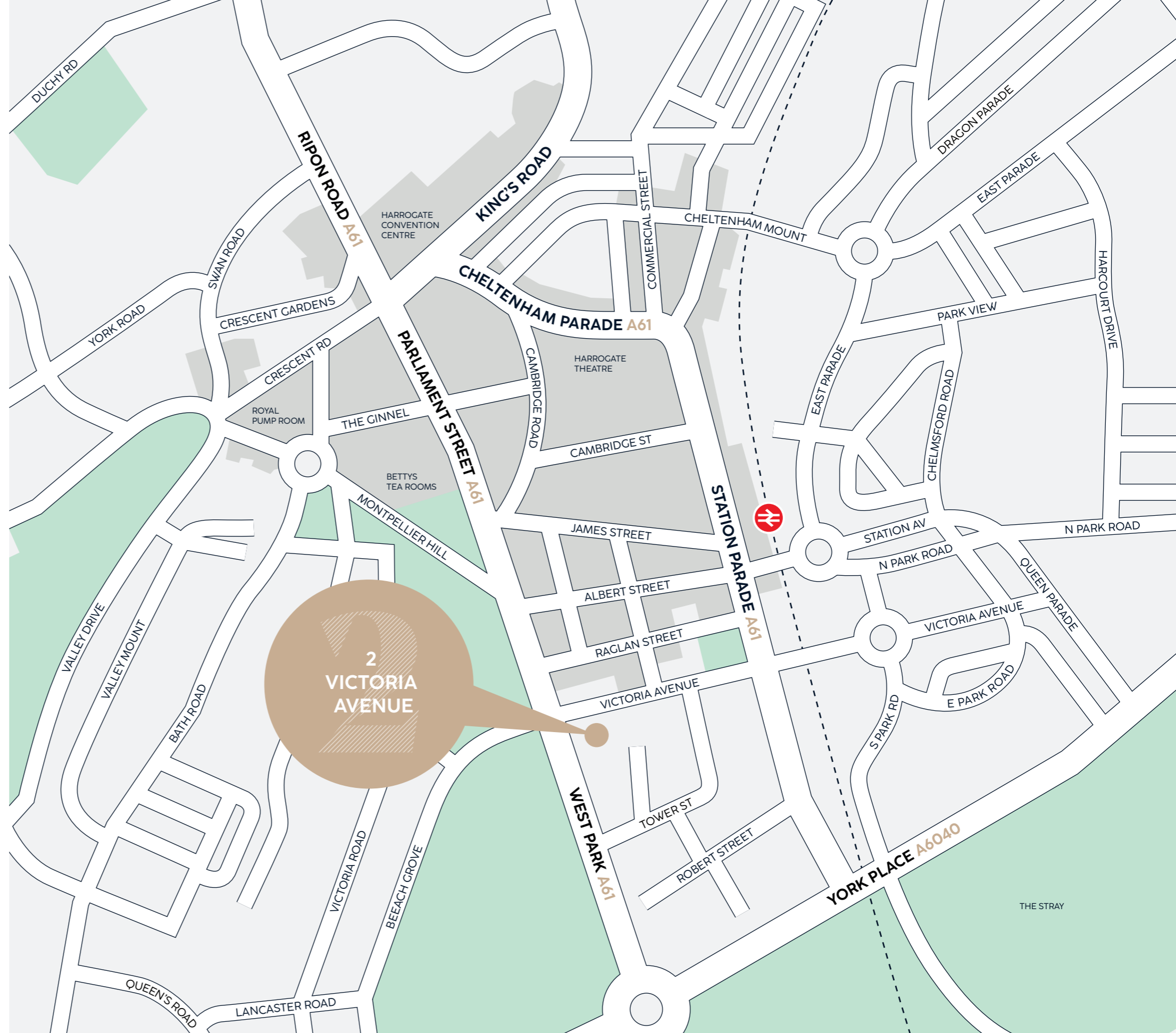


# Prime location

2 Victoria Avenue is prominently situated within Harrogate town centre fronting onto Victoria Avenue which is a link between West Park and the famous Stray parkland and Station Parade.

Victoria Avenue provides one of the main locations in Harrogate town centre for professional businesses and occupiers including surveyors, architects, solicitors and financial professional service companies. The Library and Law Courts are also situated on Victoria Avenue.

The property is within a very short walking distance of a multitude of retail outlets, restaurants and other amenities within Harrogate town centre. Both Harrogate bus station and Harrogate train station are within a 5 minute walk.



# Highly specified



Air conditioning



Shower & drying room



Break out areas



Kitchen facilities



Separate ladies & gents



On site parking



# Flexible spaces

## Acommodation

Various suites of different sizes are available.

The gross internal floor areas are as follows:

Floor	Area (Sq M)	Area (Sq Ft)
Ground	510.03	5,490
First	693.52	7,465
Second	508.17	5,470
Third	420.38	4,525
<b>TOTAL</b>	<b>2,132.12</b>	<b>22,950</b>



# Room to work

## Parking

Secure parking is available with each floor within the basement car park. Further information is available on request.

## Rates

2 Victoria Avenue is assessed for rating purposes are "offices and premises" and has a rateable value of £223,500.

There are individual assessments for each floor. Further information is available on request.

## EPC

2 Victoria Avenue has an energy performance rating of C (66). Further information can be provided on request.

## Terms

2 Victoria Avenue is available either as a whole or on a floor-by-floor basis by way of a new full repairing and insuring lease for a term of years to be agreed.



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# Viewing & further information

For any further information or to arrange a viewing please contact the joint letting agents:



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All furniture shown in the photographs within this marketing brochure may be available for purchase by a prospective occupier. For further information please contact the letting agents.