



**RYDAL HOUSE,  
5 PRINCES SQUARE, HARROGATE,  
HG1 1ND  
1ST & 2ND FLOOR OFFICES**

FIRST AND SECOND FLOOR OFFICES AVAILABLE WITH GAS CENTRAL HEATING LOCATED IN THE CENTRE OF HARROGATE.

**£6,250 PER ANNUM**



## LOCATION

Prime location within central Harrogate in Princes Square between Albert Street and Raglan Street. Railway and Bus stations are within close proximity and there is ample parking in the town centre.

## DESCRIPTION

Excellent first and second floor office space available in this attractive Victorian building. The offices benefit from gas central heating and are fully carpeted throughout.

## ACCOMMODATION

### Ground Floor

Communal Entrance with stairs leading to

Half Landing with Cloakroom/WC

### First Floor

#### Front Office 1

5.41m x 5.33m (17'7 x 17'5) max

Approx 25 sq m (269 sq ft)

With radiator, telephone points and windows to the front.

#### Rear Office 2

4.7m x 3.41m (15'4 x 11'2) max

Approx 14 sq m (150 sq ft)

With radiator, telephone point and window to the rear.

### Second Floor

#### Front Office 3

3.21m x 1.79m (10'5 x 5'9)

Approx 5.7 sq m (61 sq ft)

With radiator, telephone point and window to the front.

#### Front Office 4

4.31m x 3.51m (14'1 x 11'5) max

Approx 14.5 sq m (156 sq ft)

With radiator, telephone point and window to the front.

#### Rear Office 5

4.70m x 3.50 m (15'4 x 11'5) max

Approx 15.7 sq m (170 sq ft)

With radiator, fitted cupboard, telephone point and window to the rear.

## Maintenance Charge

The ingoing tenant will be responsible for a share of the maintenance charge currently £250 per quarter.

## ADDITIONAL INFORMATION

### Tenure

The tenure of the property is understood to be freehold.

### Services

The property has all mains services.

### Special Note

The mention of any appliances or services within these particulars does not imply that they are in full working condition.

### Wayleaves, Easements and Rights of Way

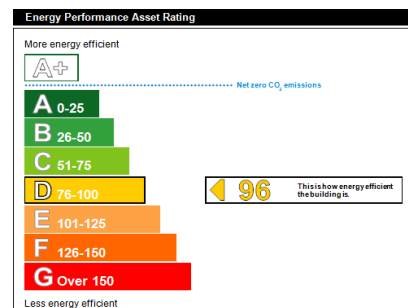
The property is sold subject to all Rights of Way, public and private, which may affect the property.

### Viewing

The property may be viewed strictly by appointment only by prior arrangement with Lister Haigh on 01423 730700.

### Directions

The offices are located above our office in Princes Square between Albert Street and Raglan Street.



## PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS