

TO LET

12 GRANBY ROAD,
HARROGATE,
NORTH
YORKSHIRE
HG1 4ST

592 sq ft
55 sq m

- High quality period building
- Flexible Lease terms available
- Car parking

carterjonas.co.uk/commercial



Carter Jonas

LOCATION

The property is located on Granby Road, which is situated approximately 1 mile East of Harrogate Town Centre overlooking the Stray and within close proximity to both the Knaresborough and Wetherby Road. Leeds is circa 15 miles to the south of Harrogate and York 20 miles to the East.

The property also benefits from excellent transport links with both Harrogate and Starbeck railway station within 1 mile of the property.

Harrogate Town Centre offers a wide range of retail and leisure amenities.

DESCRIPTION

The property is an impressive Grade II listed, 2 storey property, which fronts onto The Stray providing an attractive outlook.

The building has been refurbished to provide, comfortable, modern and flexible office accommodation.

The property has many original features.

The property benefits from a large bookable meeting room as well as provides secure, onsite parking.

ACCOMMODATION

Name	Size
GF- Suite	172 sq ft (15.98 sq m)
FF- Suite	105 sq ft (9.75 sq m)
FF- Suite	185 sq ft (17.19 sq m)
FF - Suite	130 sq ft (12.08 sq m)
Total	105 - 592 sq ft (9.75 - 55 sq m)

PLANNING USE

Use Class 'E' - Commercial, Business

and Service.

TERMS

The property is available To-Let on flexible terms for a term of years to be agreed.

RENT

All-inclusive rents from £32.50 per sq ft per annum.

EPC

Available on request.

VAT

All costs subject to VAT at the prevailing rate where applicable.

VIEWING

Strictly by appointment with sole agents.



CONTACT

Chris Hartnell
0113 203 1079 / 07800 572 007
Chris.Hartnell@carterjonas.co.uk
carterjonas.co.uk/commercial

Marissa Allott
0113 426 9869 / 07890 300 109
marissa.allott@carterjonas.co.uk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. June 2026



Carter Jonas



CONTACT

Chris Hartnell

0113 203 1079 / 07800 572 007

Chris.Hartnell@carterjonas.co.uk

carterjonas.co.uk/commercial

Marissa Allott

0113 426 9869 / 07890 300 109

marissa.allott@carterjonas.co.uk



Carter Jonas