

THE  
EXCHANGE  
HARROGATE

# Refurbished Grade A Offices

BESPOKE FIT OUTS AVAILABLE

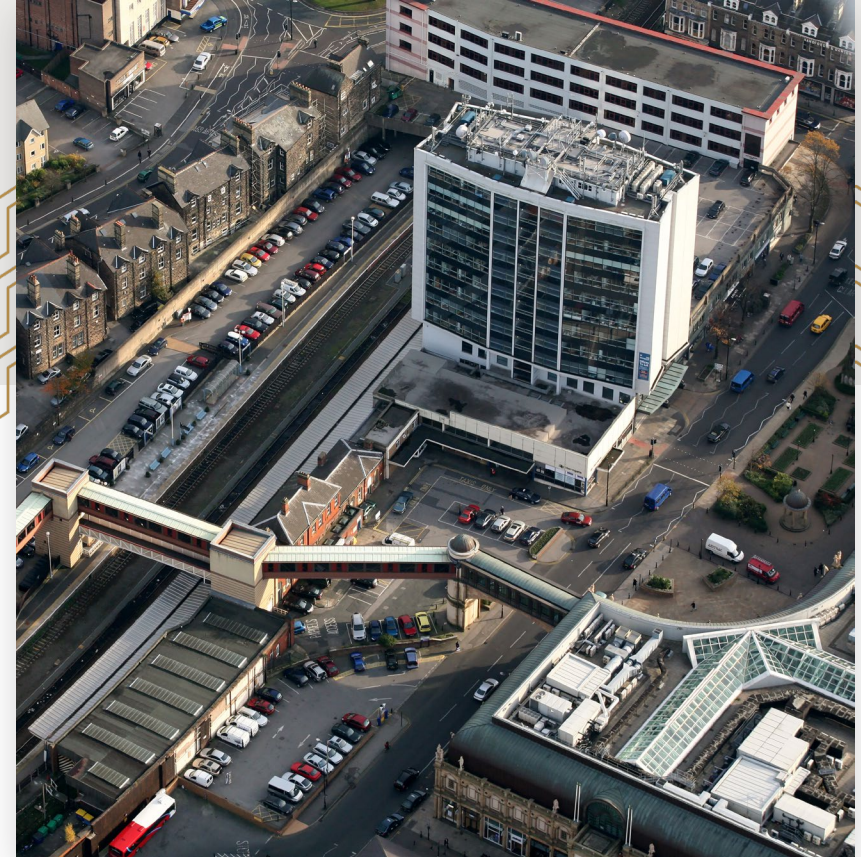


OUTSTANDING WORKSPACE LOCATION

# Dominating the skyline

Situated at the gateway to the town, above Harrogate train station and seconds from the bus station, The Exchange offers **Grade A flexible office space** combined with unrivalled connectivity.

With a remarkable interior space, The Exchange provides occupiers with the most prestigious location in town and enviable, far reaching views across North Yorkshire.



## Unrivalled Connectivity



3

Minutes  
to walk to  
nearest  
bus stop



2

Minutes  
to walk to  
Harrogate  
Train Station



14

Trains from  
Harrogate to  
Kings Cross  
every day



7

Miles from  
A1(M)



35

Minutes to  
Leeds  
and York



PERFECT LOCATION IN HARROGATE

# Enviably coordinates

Harrogate's fashionable Town Centre is on the doorstep of The Exchange.

Harrogate is surrounded by beautifully landscaped gardens, affording the perfect opportunity for a healthy stroll.







THE EXCHANGE HARROGATE

Breathtaking  
views

The Exchange, Station Parade, Harrogate HG1 1TS

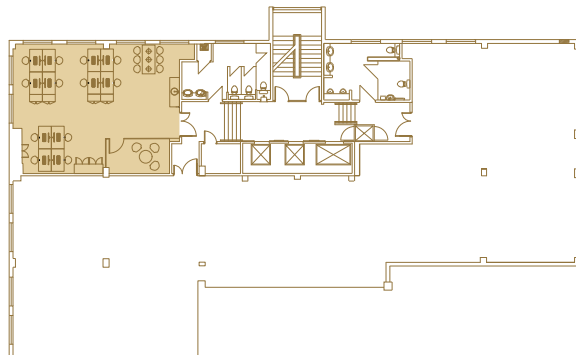


## AVAILABILITY

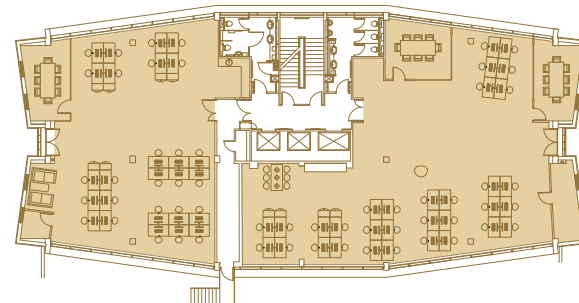
# Choose what suits your business

With a wide range of options to shape your space, The Exchange creates the perfect place, adapted to elevate your business and suit your unique needs.

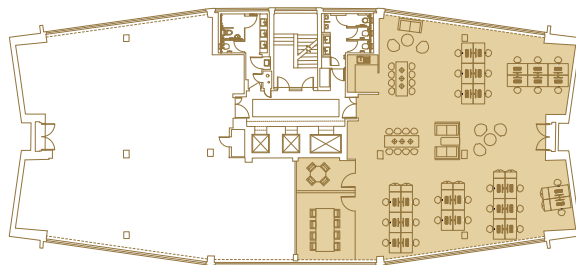
Giving your team the freedom to work more fluidly helps them to pursue their potential.



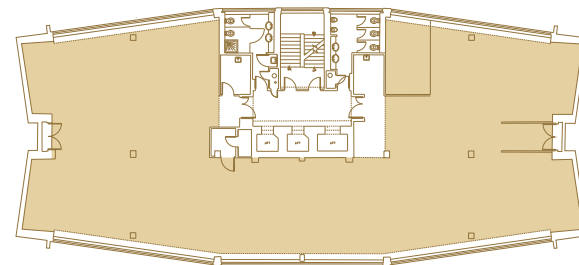
First Floor 893 sq ft (83 sq m).



Second Floor 2283 sq ft (212 sq m) and 2847 sq ft (264 sq m).



Fourth Floor 2700 sq ft (250 sq m).



Fifth & Eighth Floor 5316 sq ft (493 sq m).

## Specifications



ON-SITE  
CONCIERGE



SUSTAINABLE



TRANSPORT  
LINKS



SECURE CAR  
PARKING



SHOWER  
FACILITIES



THE EXCHANGE HARROGATE

# Flexible Leasing

The Exchange, Station Parade, Harrogate HG1 1TS





THE EXCHANGE HARROGATE

# Get in Touch

If you're interested in calling The Exchange home, our Letting Agents can help you pick a flexible lease that works for you.



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PROPERTY MISDESCRIPTION ACT 1991. All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly:

- 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given.
- 2) Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase.
- 3) Information on rating assessments, availability of services and Town and Country Planning matters have been obtained by an oral enquiry to the appropriate planning authority. The Agents do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease.
- 4) Detailed tests have not been undertaken on services, central heating installation, plumbing installation, electrical installation etc. and purchasers lessees should undertake independent tests as to the condition of all services and mechanical engineering installations.
- 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to contrary.