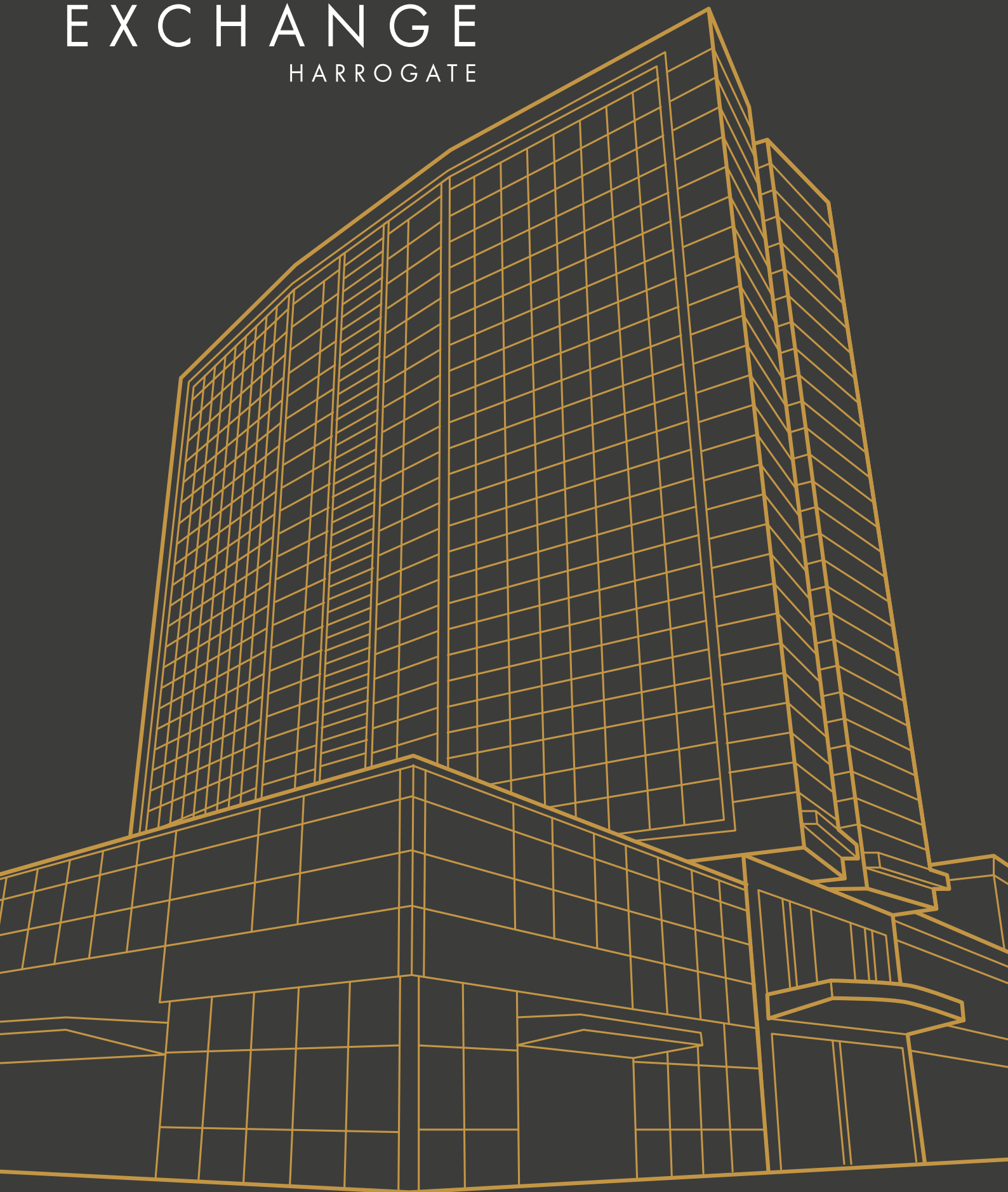


THE
EXCHANGE
HARROGATE



HARROGATE'S LANDMARK BUILDING

THE EXCHANGE

Harrogate's landmark building

The Exchange, is Harrogate's most iconic office building, dominating the town skyline. Situated at the gateway to the town, above Harrogate train station and seconds from the bus station, The Exchange offers Grade A office space combined with unrivalled connectivity.

The Town's train station has great train connections, with daily direct services to and from London Kings Cross and links to main line services from Leeds and York and the A1M is 30 minutes away by car.

Internally this ten storey landmark property benefits from a range of amenities including on site front of house, secure parking, bike racks and showers. With a striking interior space, The Exchange provides occupiers with the most prestigious location in town and enviable and unrivalled views across North Yorkshire.



ON-SITE
CONCIERGE



LIGHTNING FAST
FIBRE & WIFI



SUSTAINABLE



TRANSPORT
LINKS



SECURE CAR
PARKING



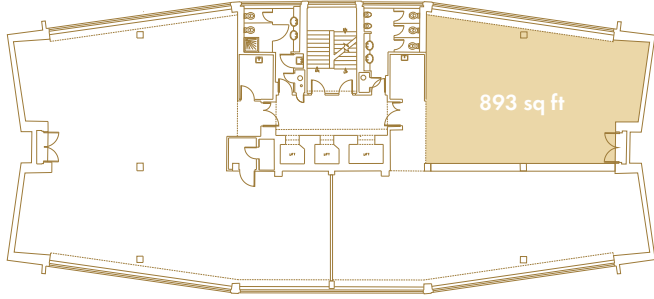
SHOWER
FACILITIES



AVAILABILITY

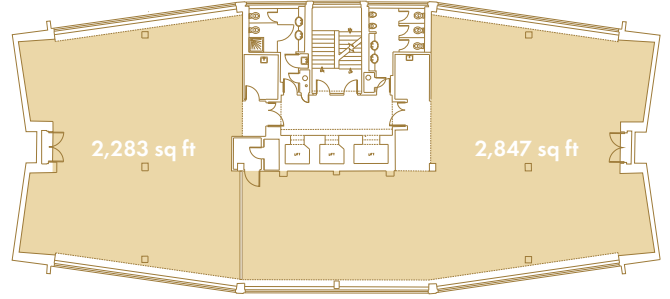
First Floor

On the first floor an 893 sq ft suite is available.



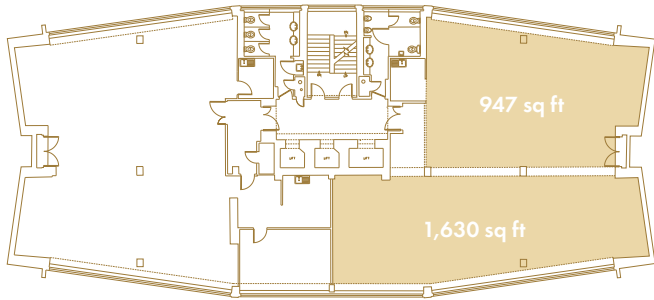
Second Floor

The second floor has full availability in the form of two suites measuring 2,283 sq ft and 2,847 sq ft.



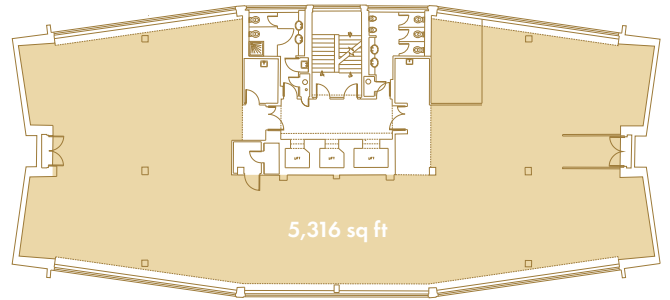
Third Floor

On the third floor there are two suites to choose from, one measuring 947 sq ft and the other 1,630 sq ft.



Eighth Floor

The eighth floor 5,316 sq ft suite is set over the whole floor.

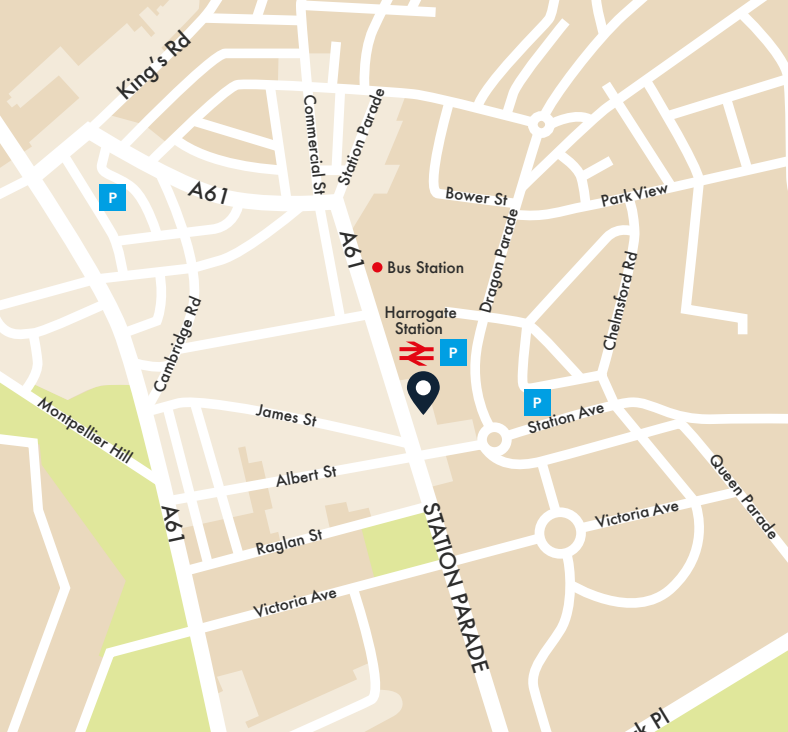


- Impressive reception
- Newly refurbished floors
- VRV air conditioning
- Suncool glazing system

- Secure 24 hour access
- Onsite concierge
- DDA accessible
- 3 x High speed lifts

- Male and female WCs to each floor
- Shower facilities
- Onsite car parking





Suites available to let

From 947 sq ft / 88 sq m



At The Exchange it's all about flexibility and shaping your space to suit your business. We offer an extensive range of interior design and furniture options in order that you can create the inspirational environment that your team will love.

01 Let Ready Go

Fully-fitted workspaces available on short leases.

Easy to manage, ready to move into.

- 6 - 60+ desks
- Short term leases
- Fitted and furnished – inclusive rent
- Easy cashflow plan – no capital outlay
- No dilapidations

02 Custom

Flexible spaces delivered with your choice of fit-out and furniture, with no upfront cost. Your workspace, your way.

- From 20 desks+
- 3 - 5 years with breaks
- Choose from customised designs – furniture & finish
- We manage fit-out process
- Designed for you
- No capital outlay

03 Complete

One easy-to-manage bill everything taken care of.

You're free to focus on your business. Wrap everything into one bill, add the Complete service onto your Let Ready or Fit-out lease.

- Focus on what you do best
- Saves you money
- Saves you time
- Reduce your staff liability
- Let the experts manage everything for you

Find out more about Let Ready visit: www.letready.co.uk

For latest availability visit: www.theexchangeharrogate.co.uk



RICHARD THORNTON
richard.thornton@eu.jll.com
0113 235 5269
07966 532 251

Carter Jonas

CHRIS HARTNELL
chris.hartnell@carterjonas.co.uk
0113 203 1079
07800 572 007



OLIVIA HUGHES
INVESTMENT MANAGER
0113 322 6596
07976 426 751