

THE
EXCHANGE
HARROGATE

HARROGATE'S ICONIC
LANDMARK BUILDING





THE EXCHANGE

Harrogate's landmark building

The Exchange, is Harrogate's most iconic office building, dominating the town skyline with outstanding views.

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.

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.



THE EXCHANGE

Breathtaking Views

The Exchange, Station Parade, Harrogate HG1 1TS



Enviably coordinates

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

Perfectly located for occupiers to enjoy Harrogate's many restaurants, cafes and independent stores. It really is the perfect location for a morning coffee or lunch time meeting.

The Exchange offers occupiers a wealth of spectacular outdoor space, Harrogate is surrounded on all sides with beautiful landscaped gardens, affording the perfect opportunity for a healthy stroll.





THE EXCHANGE

Beautiful landscaped gardens

Unrivalled Connectivity

The Towns 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.

Whether you live in Harrogate or further afield there are plenty of ways to get here.



3

minutes to walk to nearest bus stop



2

minutes to walk to Harrogate Train Station



14

trains from Harrogate to London Kings Cross every day



7

miles from A1 (M)



30

minutes drive to Leeds Bradford Airport

Building better

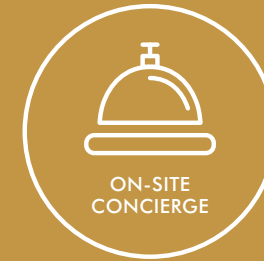


Our floorplates are the biggest in town, but our footprints aren't. It takes an estimated 60 years for a standard building to recapture all the carbon emitted during the build.

We're defined by our choices, and we're dedicated to keeping ours responsible.

By refurbishing and not building from new, we are reducing our use of raw materials and embodied carbon. We are upgrading old equipment to improve efficiency and reduce consumption. We painstakingly obsess over these details. All without compromising on quality, specification or your experience.

We've set-up this space to give your business the tools to play its part in a more sustainable future, while we continue to optimise the green credentials of the building.





Modern Space, Your way

Modern life needs modern space. The way we work has changed. Rigid spaces and traditional working days are no longer. A new work order is in full effect.

Giving our teams the freedom to work more fluidly helps them to pursue their potential. But our true strength comes from working together. That's why the driving focus of this redesign has been to create spaces ideal for people to come together. Open-plan offices, break-out spaces and a café environment.

All to inspire collaboration, to be a playground for those special moments where new thoughts collide.

You'll be in fine company, The Exchange is home to SMR Architects, Trust Payments and LCF to name a few.

Specification

- 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

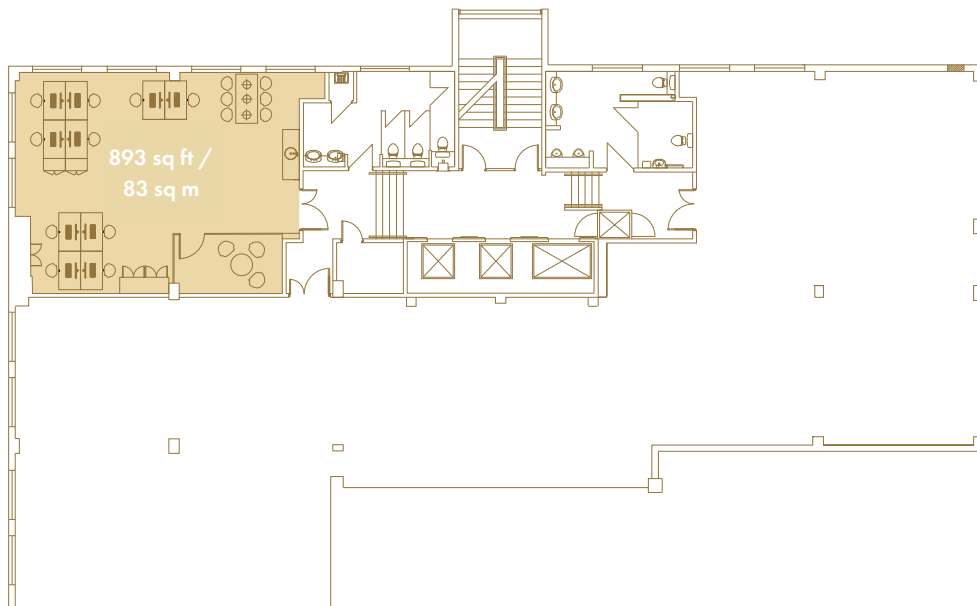




Availability

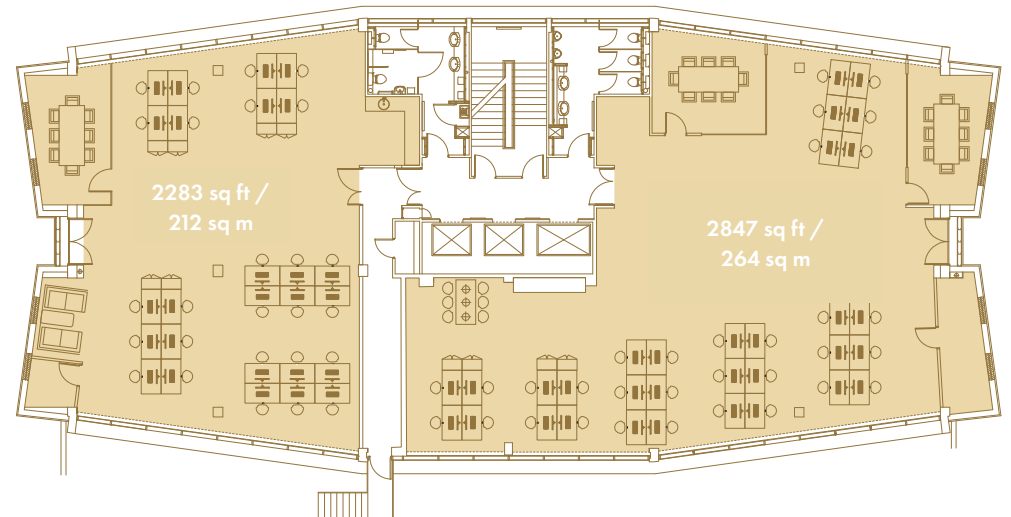
First Floor

The first floor has availability in the form of one fully fitted suite measuring 893 sq ft (83 sq m).



Second Floor

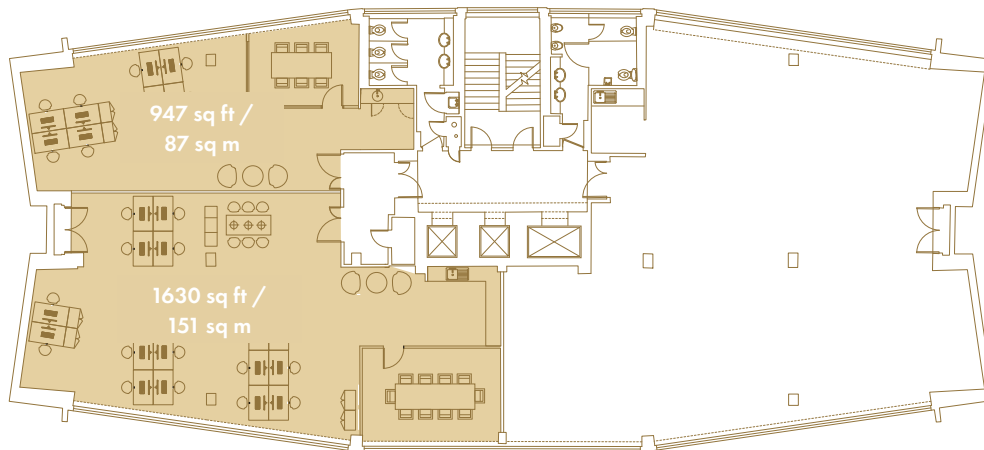
The second floor has full availability in the form of two fully fitted suites measuring 2,283 sq ft (212 sq m) and 2,847 sq ft (264 sq m).



Availability

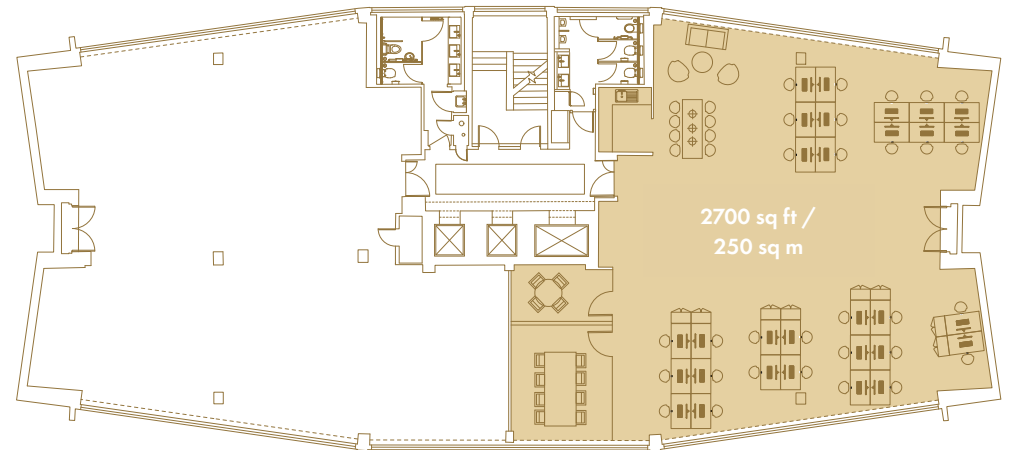
Third Floor

The third floor has availability in the form of two fully fitted suites measuring 1630 sq ft (151 sq m) and 947 sq ft (87 sq m).



Sixth Floor

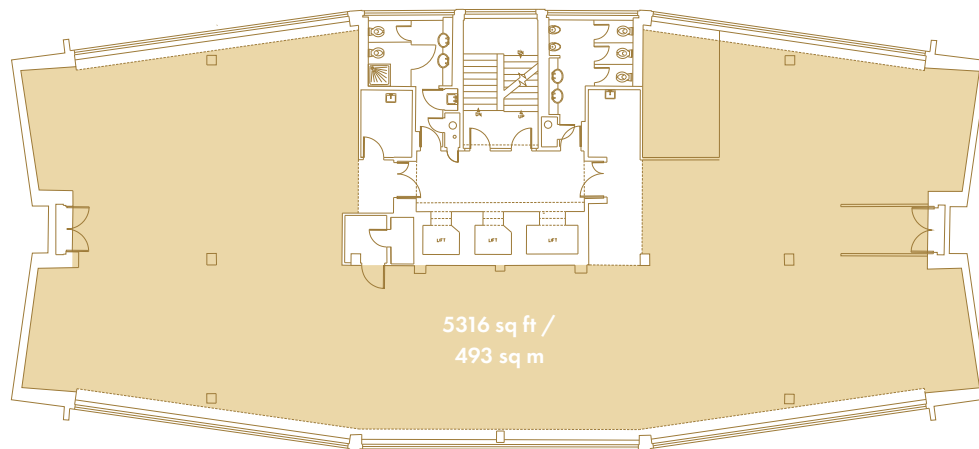
The first floor has availability in the form of one fully fitted suite measuring 2700 sq ft (250 sq m).



Availability

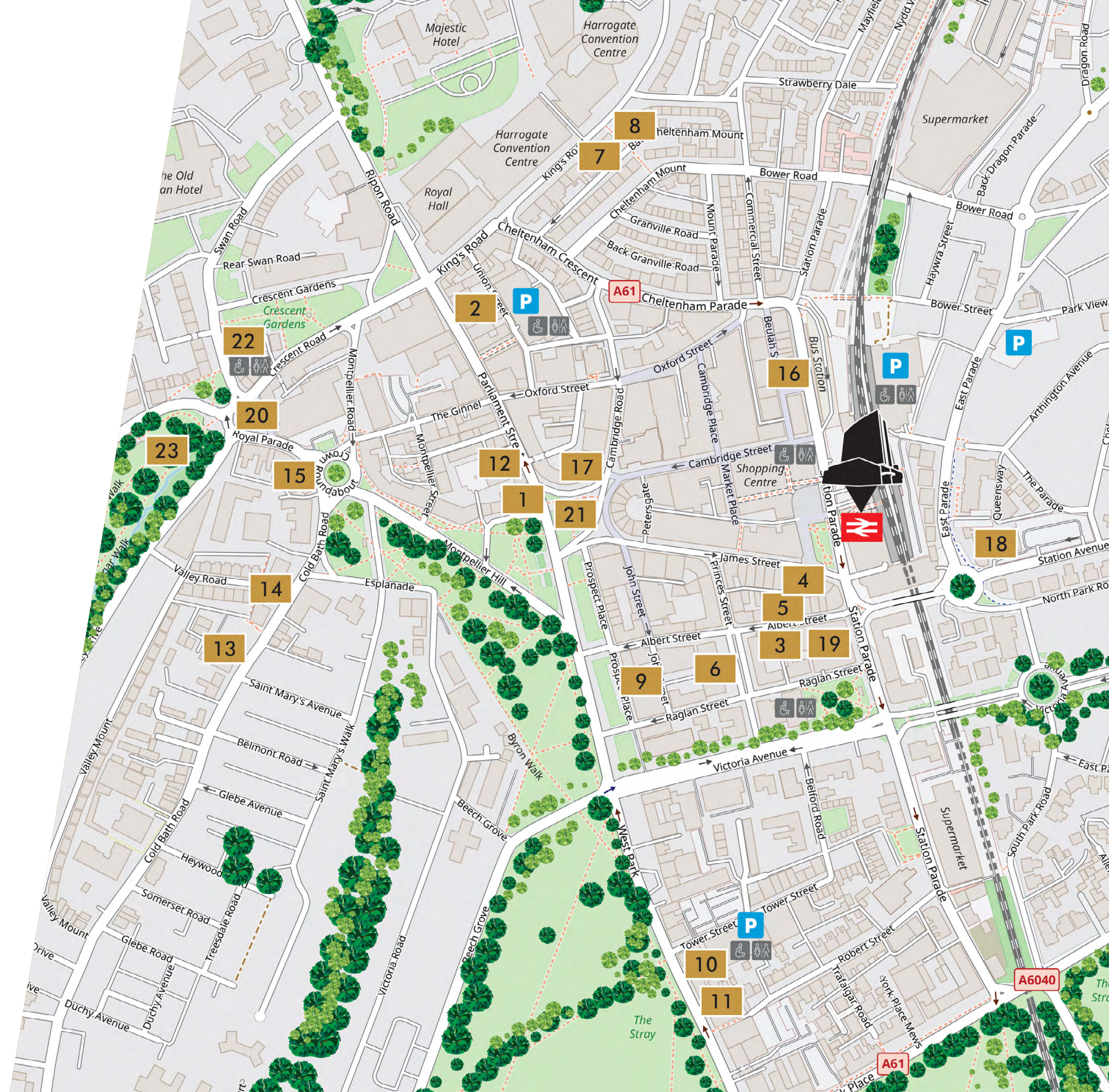
Eighth Floor

The eighth floor has full availability with a total floor plate of 5,316 sq ft (493 sq m).



From Above

- 1 Betty's café Tea Rooms, Town Centre
- 2 Gino D'Acampo My Restaurant
- 3 Côte Brasserie
- 4 Mama Doreen's
- 5 Pizza Express
- 6 Sasso Italian Restaurant
- 7 Gianni's Brio Restaurant & Pizzeria
- 8 Stuzzi Bar & Restaurant
- 9 Hotel du Vin & Bistro
- 10 West Park Hotel
- 11 Weeton's Food Hall
- 12 The Ivy Restaurant
- 13 Prologue Bike Shop and Café
- 14 William and Victoria Restaurant
- 15 Hoxton North
- 16 Caffè Nero, Beulah Street
- 17 Caffè Nero, Cambridge Crescent
- 18 The Odeon Cinema
- 19 The Everyman Cinema
- 20 The Pump rooms
- 21 The Cenotaph
- 22 The Mercer Art Gallery
- 23 The Valley Gardens



Lease flexibility

With all parts of the building managed by a CEG team combined with our long-term approach, we can offer a different, highly flexible approach to leasing.

We have the ability to offer customers three fantastic services with a variety of payment terms to suit their needs
– Let Ready Go, Custom and Complete.



Let Ready Go

Office space Ready to Go. Whether you're relocating or expanding into a new city and need touchdown space. Or you need short-term flexible space to supplement your core office. Whatever your business needs, we make sure you're good to go.

- Lease from 4 to 50 desks
- Fully-furnished
- Flexible lease lengths
- No dilapidations
- Immediate occupation

Custom

Bespoke fit-out managed and delivered. Office design is an important part of every business's DNA. We will help you design the space to reflect you and your staff. With 30+ years experience and in-depth knowledge our buildings, we are the perfect partner to deliver your new office space.

- Tested contractors and suppliers managed by us
- Our buying power helps get you the best price
- No capital outlay. Spread cost across tenancy
- Fixed cost. No hidden fees
- Delivered on time

Complete

Aspirational office space. Everything covered. Bringing all your rent and service costs into one easy-to-manage plan. Our super-inclusive package that not only includes all your usual outgoings, it also includes the management of your workspace by our team, leaving you to focus solely on your business.

- Save time. Greater budget control
- Lower internal staff costs
- On site team to solve issues
- Health & safety, fire strategy & training
- Maintenance & statutory checks

let ready



We don't just invest, we are invested

With a long term investment strategy, CEG can take a different view to most developers, which enables our customers to occupy space on terms that suit them.

We understand how important your people are, and will provide your organisation with an advantage when it comes to attracting and retaining the very best talent.



ceg.co.uk

We welcome

25k

visitors to
our buildings daily

16 Cafés

**9 Fitness
Centres**

operated nationally

£800m

capital value

9 million

square feet

120+

Current investment
& development
sites



We choose to manage all aspects of our buildings in-house

Unlike others, we have the internal expertise and choose to manage every aspect of each building. In our experience, this simply works better for our customers. By being there, we get to know you and your business, and that allows our team to create a positive experience throughout the whole of your occupancy.

Visit <https://www.ceg.co.uk/>



Contact

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.

A wireframe illustration of a building facade, showing a grid of windows and structural lines, rendered in a light brown color against a dark grey background. The building is shown from a low angle, looking up, and occupies the right side of the image.

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