

## 8 Station Road

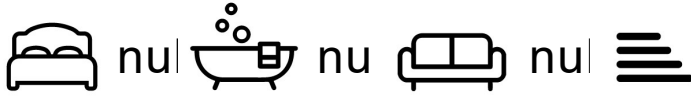
Skelmanthorpe, Huddersfield, HD8 9AU

A great opportunity to invest in this single storey detached office building with possible re-development potential which occupies a large plot with off road parking for eight cars in the centre of this well connected and vibrant village. There are four separate offices extending to approximately 550 square feet of usable space with two WCs, and kitchen. Excellent investment opportunity - NO VENDOR CHAIN.

£200,000

# 8 Station Road

Skelmanthorpe, Huddersfield, HD8 9AU



- DETACHED OFFICES WITH PARKING FOR EIGHT CARS
- OVER 500 SQUARE FEET OF QUALITY OFFICE SPACE
- POSSIBLE RE-DEVELOPMENT OPPORTUNITY
- TWO WCs AND KITCHEN
- CENTRAL VILLAGE LOCATION CLOSE TO M1 AND RAIL LINKS
- EXCELLENT INVESTMENT OPPORTUNITY - AVAILABLE NOW

## Entrance

### Reception Office

11'11" x 11'10" (3.63m x 3.61m)

### Kitchenette

5'11" x 4'0" (1.80m x 1.22m)

### WC

5'10" x 2'9" (1.78m x 0.84m)

### Private Office

8'4" x 8'1" (2.54m x 2.46m)

### Inner Lobby

8'4" x 4'1" (2.54m x 1.24m)

### Cupboard/Store

5'5" x 5'3" (1.65m x 1.60m)

### Second WC

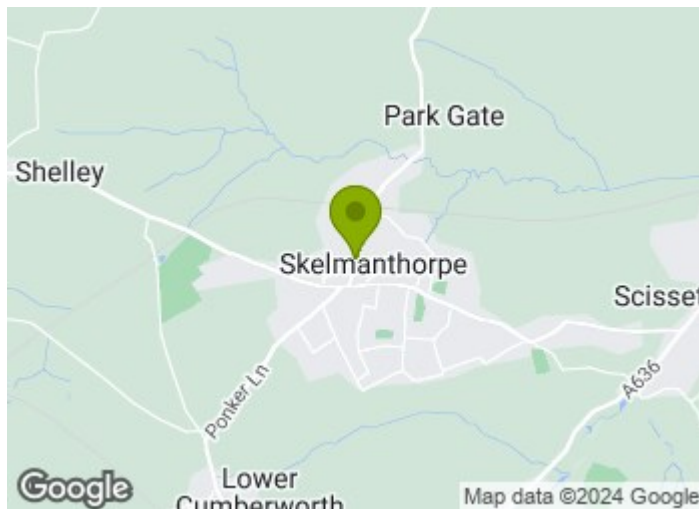
6'2" x 5'2" (1.88m x 1.57m)

## Board Room

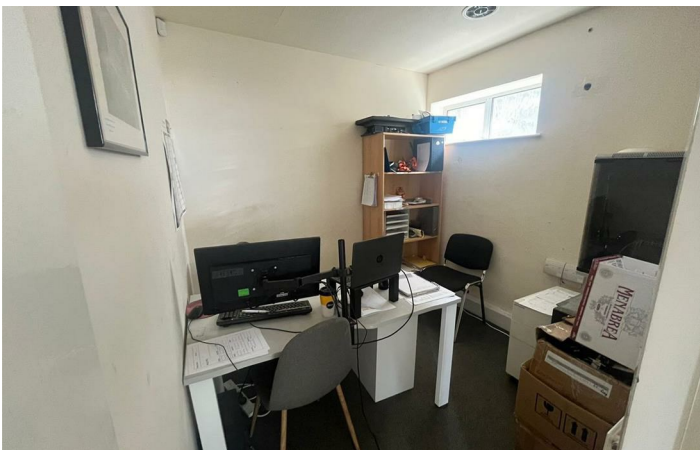
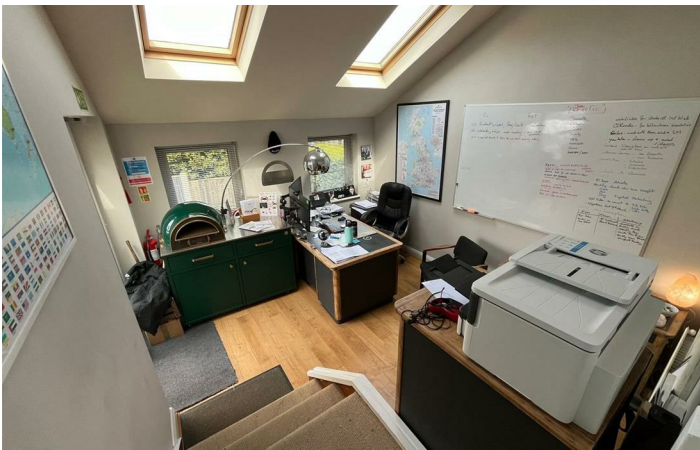
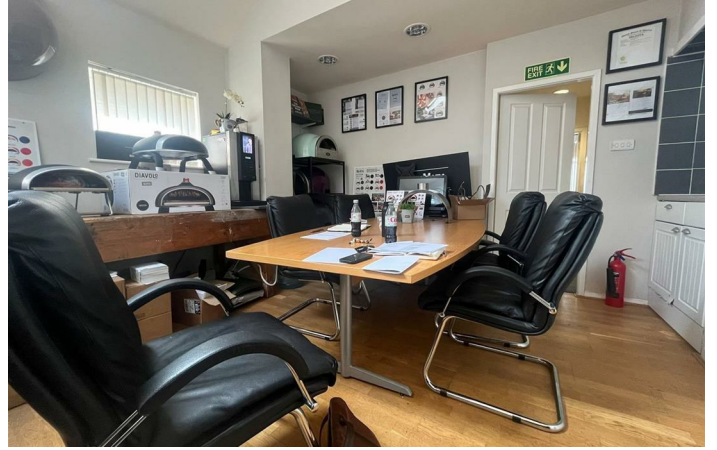
15'8" x 12'9" (4.78m x 3.89m)

## Lower Office

12'6" x 11'0" (3.81m x 3.35m)

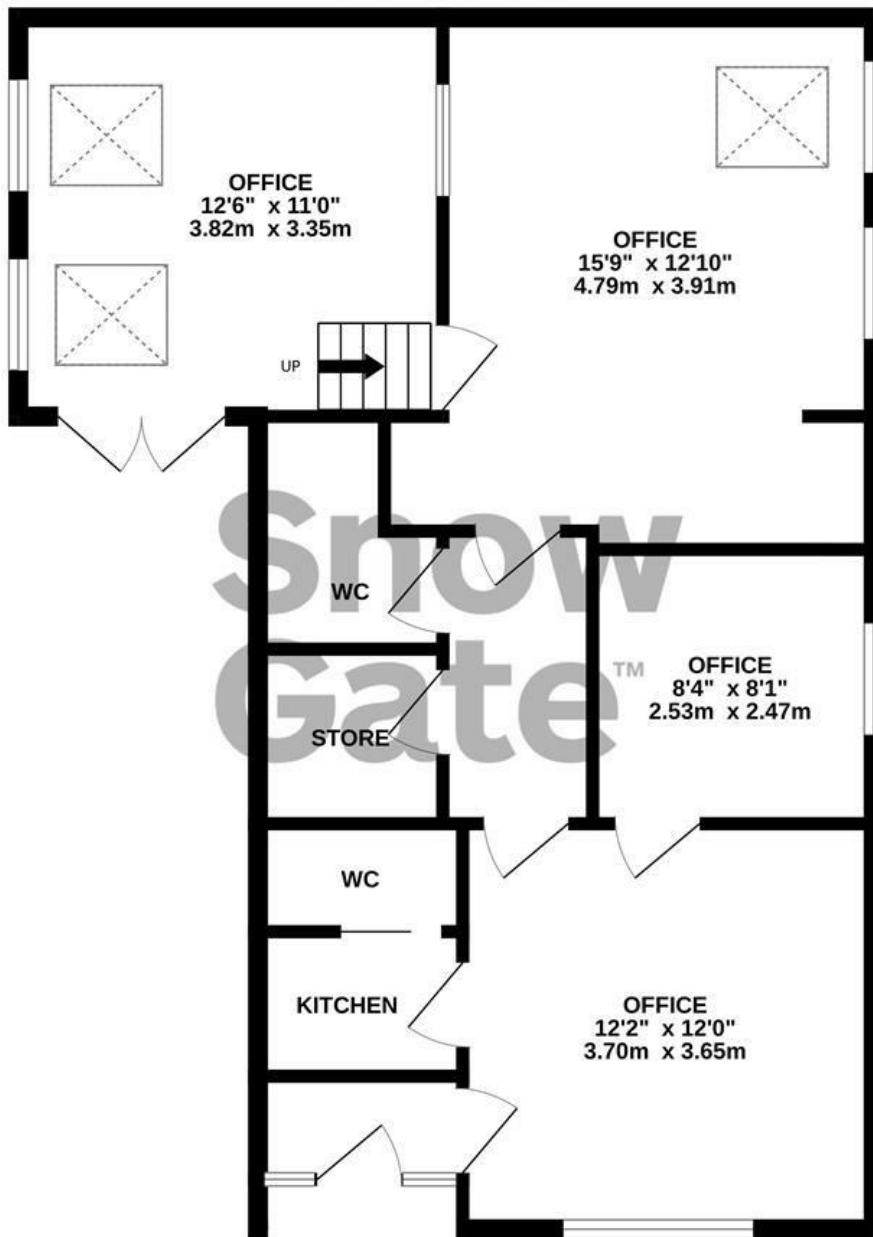


## Directions



# Floor Plan

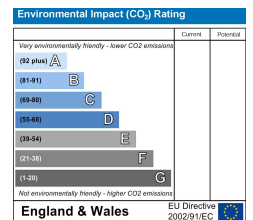
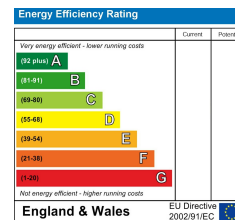
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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