



ST GEORGES
QUARTER

Huddersfield

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TIMELINE

2017

Transformation to Grade A Office complete and available for occupation.



2010

Extensive works to completely re-glaze the building by refurbishing the existing windows and frames.

2015

£1.4 million investment to completely re-roof the warehouse in accordance with its listed building status.

2001

Hd1 Developments bought the site and created its own vision, securing planning permission and bringing the building back into use.

2008

First Office Suites and Courtyard Entrance designed and fitted.

1970

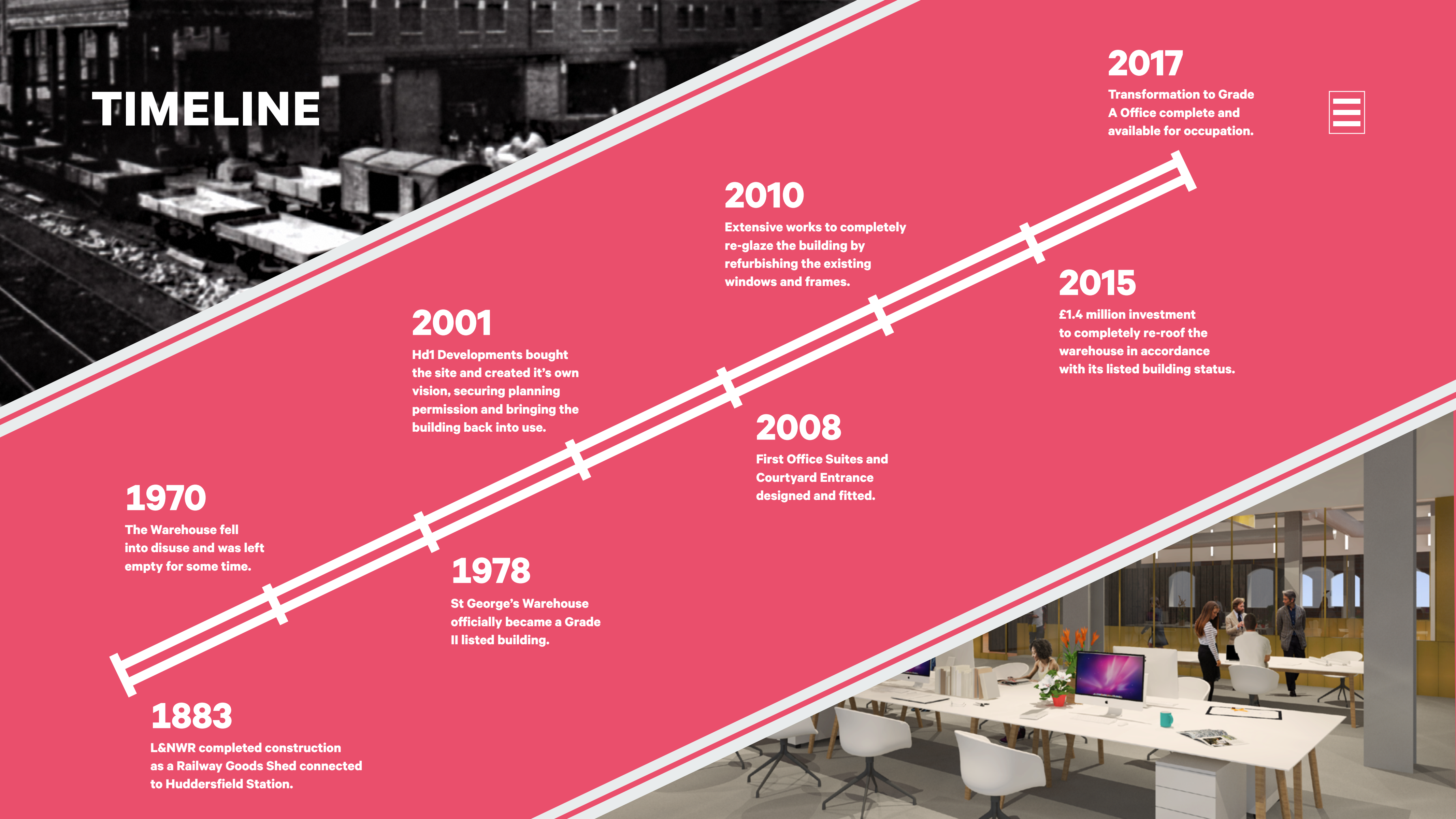
The Warehouse fell into disuse and was left empty for some time.

1978

St George's Warehouse officially became a Grade II listed building.

1883

L&NWR completed construction as a Railway Goods Shed connected to Huddersfield Station.



CREATING MEMORABLE OFFICE SPACE

A true architectural gem, St Georges Quarter is a sympathetically restored Grade II listed building, previously a former railway warehouse located in the heart of Huddersfield, one of The North's fastest growing and most vibrant towns. Superb parking provision, proximity to Railway station and ease of access, via M62, to Leeds and Manchester make this a compelling proposition.



KEY FEATURES

Hd1 Developments has taken a major initiative in the redevelopment of the St. George's Warehouse, behind the historic Huddersfield railway station. Further plans include retail and leisure*.

*Subject to planning



- Iconic landmark building
- Grade II listed former railway warehouse
- 160,000 sq ft grade-A office space over 5 floors
- 350 car parking spaces
- Central location adjacent rail and bus links
- Units from 2,000 sq ft upwards to 37,000 sq ft on individual floors
- Ultimate flexibility to accommodate bespoke occupier requirements
- Turnkey option for occupiers
- Superb specification and finishes
- VRF Air Cooling System
- 150mm clear void raised access floor
- Range of generous finished floor to ceiling heights
- LG7 compliant lighting
- Feature unit entrances
- Central feature co-working & collaboration space
- 4 no. 13 person dedicated passenger lifts
- 2 large feature entrance building receptions
- Dedicated tenant entrance and access for top 2 floors



LOCATION



LOCAL



REGIONAL



Huddersfield is a Yorkshire town of character and strong traditions. Not only does it boast impressive architecture, quality shopping, extensive sporting and leisure facilities, it is also surrounded by some glorious countryside. With the Peak District National Park to the south and the Pennine Moors to the north and west it provides something for everyone.

St Georges Quarter is in the prime town centre location. It is just a short walk to both the bus and railway station that it overlooks from its dominant central rail position. This is an ideal location for employees travelling from the outlying areas and visitors wishing to travel using the 24 hour Trans-Pennine Express from Manchester or Leeds.

- SHEFFIELD** 1h drive (27.5 miles via A616)
- MANCHESTER** 1h drive (28.7 miles via M62)
- LEEDS** 45min drive (20.3 miles via M62)
- LONDON** 4h drive (190.7 miles via M1)



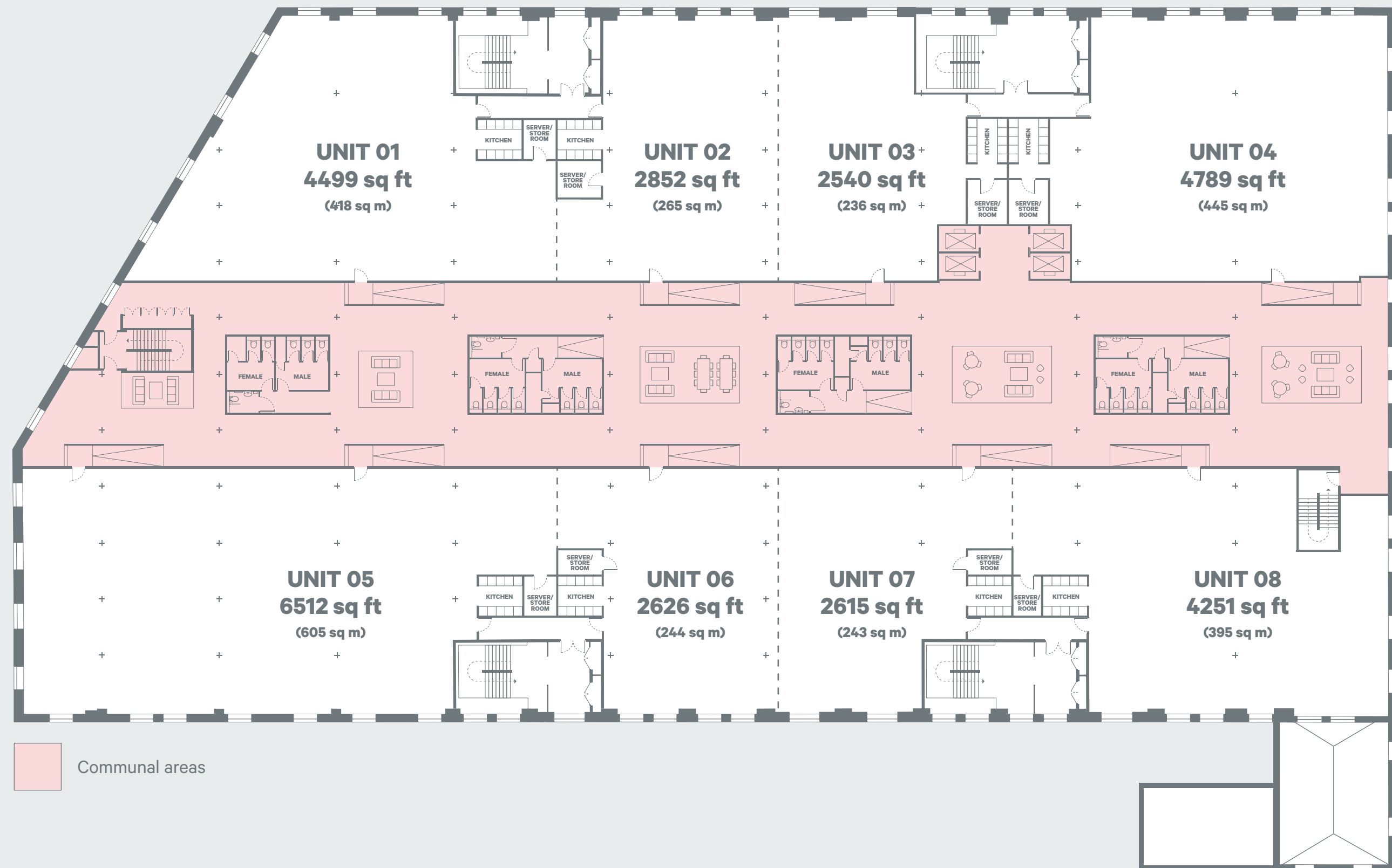
New North Parade, Huddersfield, West Yorkshire HD1 5JP

Floorplan

Level +02

TOTAL FLOOR AREA

Level +02	30687 sq ft (2851 sq m)
Level 00	29579 sq ft (2748 sq m)
Level -02	337513 sq ft (3136 sq m)



 Communal areas

Indicative potential floor plate splits

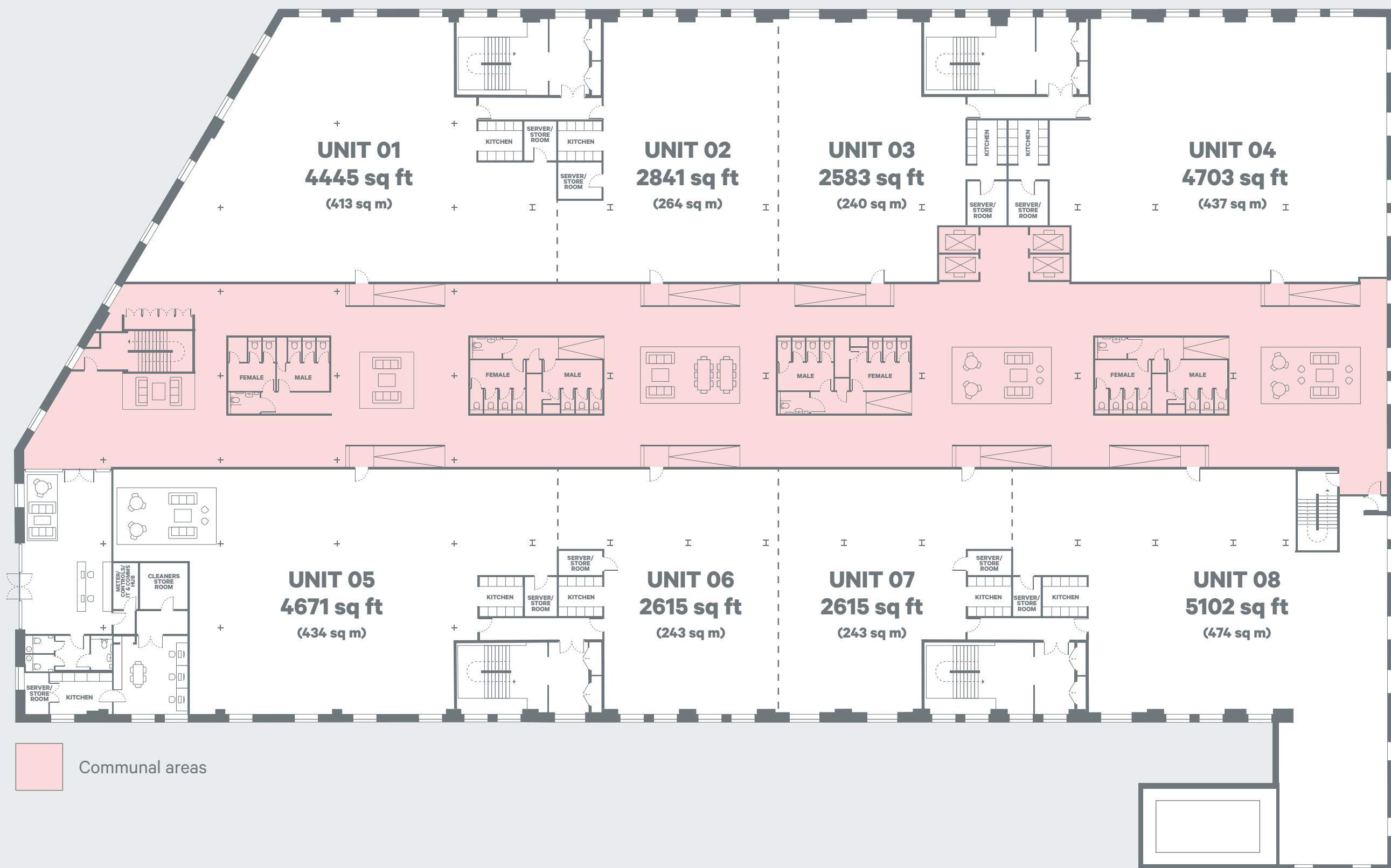
Level 00
Level -02

Floorplan

Level 00

TOTAL FLOOR AREA

Level +02	30687 sq ft (2851 sq m)
Level 00	29579 sq ft (2748 sq m)
Level -02	337513 sq ft (3136 sq m)



Indicative potential floor plate splits

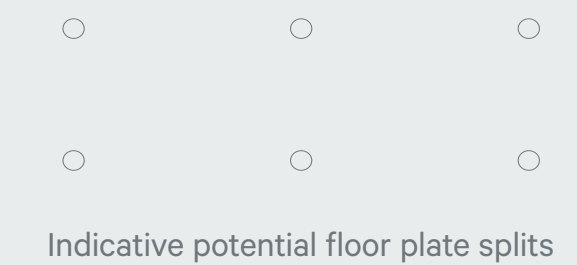
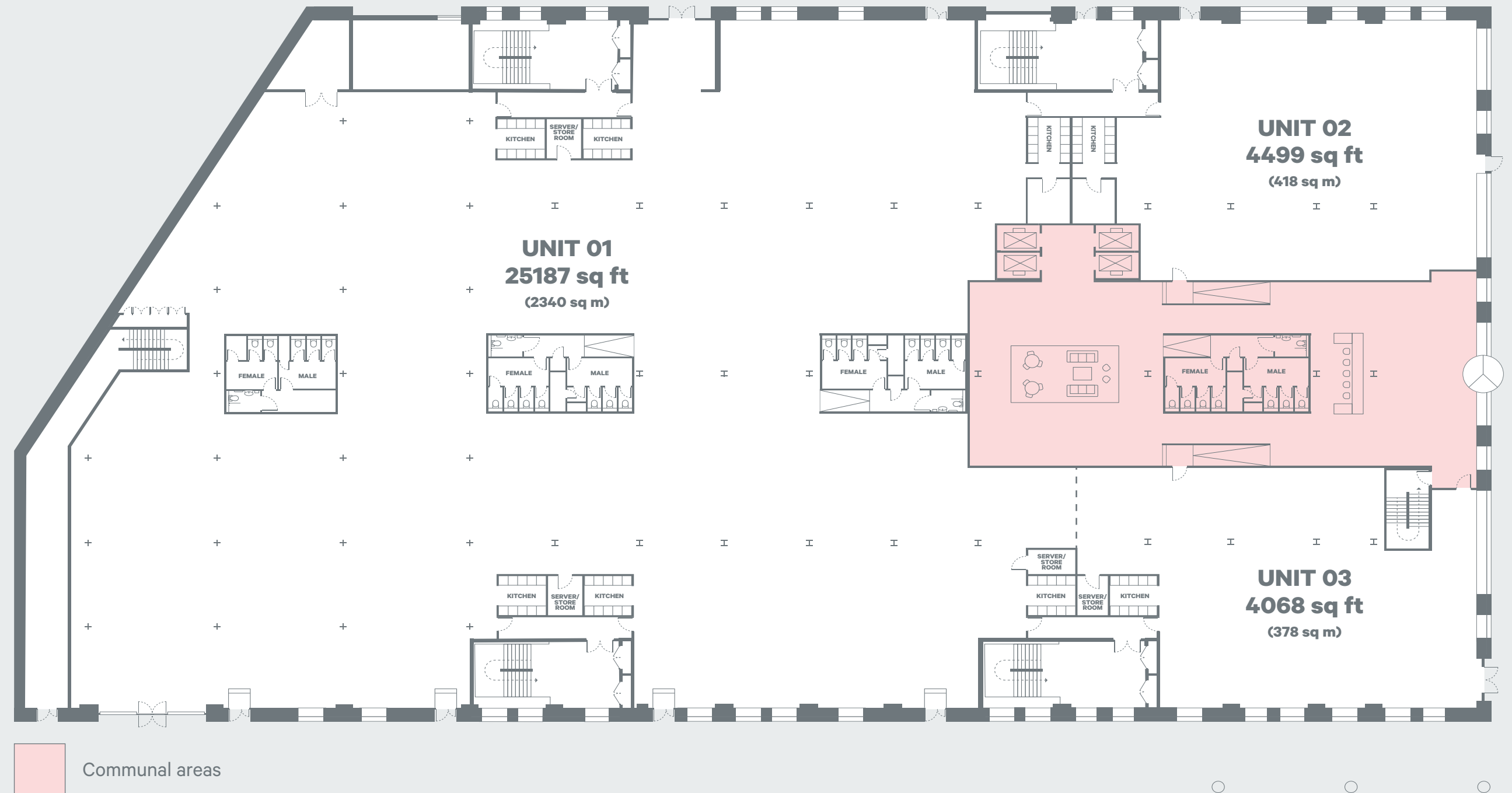
Level -02

Floorplan

Level -02

TOTAL FLOOR AREA

Level +02	30687 sq ft (2851 sq m)
Level 00	29579 sq ft (2748 sq m)
Level -02	33755 sq ft (3136 sq m)



CONTACTS



For further information or to arrange a viewing please contact the joint sole letting agents:



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TERMS

The accommodation is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Further details on request.

RATES

We advise that interested parties make their own enquiries with the Local Rating Authority.

VAT

All reference to price, premium or rent deemed are exclusive of VAT unless expressly stated otherwise.

SERVICE CHARGE

The incoming tenant will be responsible to pay a service charge for the repair, maintenance, management and upkeep of the common areas of the building.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.

Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by Hd1 Developments / Colliers / Hanson Chartered Surveyors for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant/purchaser.