

Walker Singleton

TO LET

Second Floor
Wellington House
Briggate
Brighthouse
HD6 1AF

- Office Suite (to be newly refurbished)
- 1,565 Sq Ft (145.39 Sq M)
- Town Centre Location
- Dedicated Car Parking Available



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Location

The property is situated along Briggate off Thornton Square in Brighouse Town Centre. Brighouse is ideally located for access to the M62 motorway network located within 1 mile and is surrounded by the larger Towns of Huddersfield and Halifax.

Description

The property will comprise of a newly refurbished second floor office suite within Brighouse Town Centre. The suite will be predominantly open plan and benefits from dedicated kitchenette facilities. Communal WC facilities are located on each floor.

Externally, there is private dedicated car parking included within a private car park to the rear of the premises.

Mains services connected to the premises include electricity, water and drainage. Please note these services have not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rental

£17,500 Per Annum Exclusive

Accommodation

The total approximate net internal floor areas are:

| | Sq Ft | Sq M |
|------------------------------|--------------|---------------|
| Total approximate NIA | 1,565 | 145.39 |

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £9,200. The ingoing tenant may qualify for 100% business rates relief.

EPC

The property has been assessed with an EPC rating of D (98).

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting agents:

Yasmin Lee

Direct Line: 01422 430026

Email: yasmin.lee@walkersingleton.co.uk

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

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