

TO LET

**FIRST FLOOR OFFICE
STERCAP HOUSE
WAKEFIELD ROAD
BRIGHOUSE
HD6 1PU**

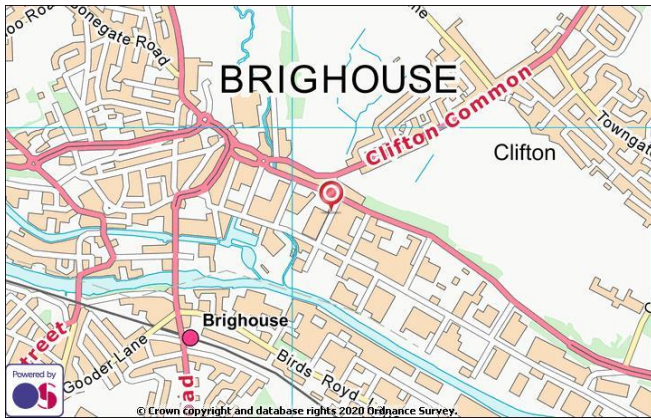
- OPEN PLAN MODERN OFFICE
- PRIVATE DIRECTORS OFFICE
- 572 SQ FT (53.14 SQ M)
- PRIVATE PARKING



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Wakefield Road
Brighouse
HD6 1PU

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Location

The premises are located close to Brighouse town centre at the junction of the A644 Wakefield Road and Sherwood Road being within the well established Armytage Road Industrial Estate.

Junction 25 of the M62 is only ½ mile to the east making this location ideal for connection to the motorway network, Kirklees and Calderdale areas.

Description

The property briefly comprises a modern first floor office suite situated on Wakefield Road. The suite benefits from having open plan accommodation with a private directors office and communal kitchen and WC facilities. The suite features being carpeted throughout, a suspended ceiling with Cat II lighting, uPVC windows, perimeter trunking and 3 car parking spaces.

The rental quoted is inclusive of service charge, utilities, gas fired central heating, buildings insurance but excludes business rates.

Rental

£9,600 Per Annum Exclusive

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	572	53.14
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 requires assessing for Uniform Business Rates.

EPC

The property has been assessed with an EPC rating of TBC.

Terms

The property is available by way of an 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 more information or if you wish to arrange a viewing, please contact the sole letting agent:

Jack Spencer

Direct Line: 01422 430013

Email: jack.spencer@walkersingleton.co.uk

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

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