

TO LET

The Media Centre
7 Northumberland Street
Huddersfield
HD1 1RL

- Character Office Suites
- 269-1,677 ft² (24.99-155.80 m²)
- Rent free periods available
- Meeting Room Available
- Staffed reception with guest meeting and greeting



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Location

The Media Centre is located in the heart of Huddersfield town centre, at the junction of Northumberland Street with the ring road, and is strategically placed for access to municipal car parking and the railway and bus stations. Huddersfield railway station forms part of the Trans-Pennine line, providing frequent services to Leeds and Manchester. It is also well located for motorway access, via junctions 23 and 24 of the M62, which are both within 3 miles.

Description

The office suites available are split between the two buildings that form the Media Centre, Northumberland Street and Lord Street. Northumberland Street is where the Media Centre's reception is located and the Lord Street property is just next door.

Many of the suites benefit from characterful features, including exposed brick walls and original ceiling beams. All suites have access to a meeting room, toilet and kitchen facilities.

The Media Centre office suites also benefit from 24 hour site access, easy lift access, state-of-the-art security and incoming mail and package receipt and sorting.

Service Charge

A service charge will be applicable. Prices for each suite can be seen on the accommodation table opposite.

Business Rates

The Business Rates for each office suite will be given on application. The suites may qualify for 100% rates relief, provided this is the sole place of business for the occupier.

Accommodation

The Total Approximate Internal Floor Area:				
Office Suite	ft ²	m ²	Floor	Monthly rental and service charge (based on 12-month lease)
F1	456	42.36	First	£799.52
F20	532	49.42	First	£888.44
S16/18	1,677	155.80	Second	£2,800.59
LG30	527	48.96	Lower Ground	£774.69
LG33	341	31.68	Lower Ground	£501.27
LG36	269	24.99	Lower Ground	£395.43
G38	492	45.71	Ground	£805.24
F49	345	32.05	First	£564.65
F50	495	45.99	First	£810.15
F51	404	37.53	First	£661.21
F52	514	47.75	First	£841.25
S59a	507	47.10	Second	£829.79

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.

EPC

The property's Energy Performance Certificate is available on request.

Terms

The premises are available to let by way of a new effective full repairing and insuring lease, for a number of years to be agreed.

VAT

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

Legal Fees

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

Viewing



Oak House, Lister Lane, New North Road, Huddersfield.

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For more information, or to book a viewing, please contact the sole letting agent:

Lily Garside

Direct Line: 01484 477627

Email: lily.garside@walkersingleton.co.uk

Ref: 42695

March-24



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