

TO LET

**Independence House
Holly Bank Road
Lindley
Huddersfield
HD3 3HN**

- Good specification offices
- Ease of access to M62 Motorway
- 319-659 ft² (29.64-61.22 m²)
- Generous allocated onsite parking

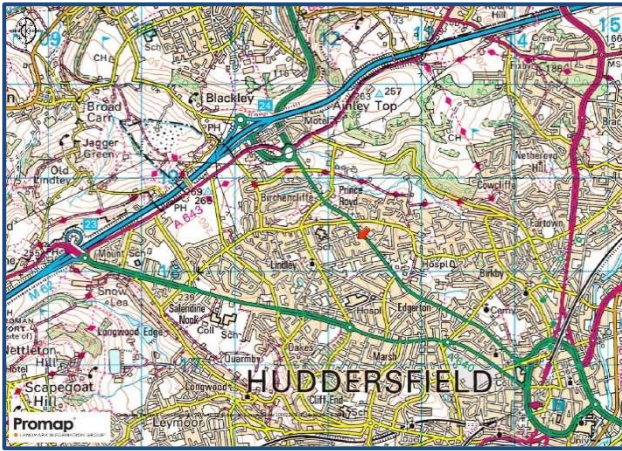


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Location

The property takes its main access off Holly Bank Road, but also fronts the A629 Halifax Road, in the suburb of Lindley. The A629 Halifax Road is one of the main arterial routes into Huddersfield town centre, located approximately 2.5 miles to the south east.

The property benefits from fantastic motorway links, being within a few minutes' drive of junction 24 of the M62 motorway, which provides direct access to Leeds and Manchester, and also to the wider motorway network.

Description

Independence House is a superb period office building of stone construction, beneath a slate roof, with a modern extension, which is in keeping and linked at first floor level. The property provides high quality office accommodation with good transport links and on-site car parking.

Internally, the property has been completely refurbished to offer a mixture of private and open plan office suites. The accommodation benefits from suspended ceilings, CAT II lighting, carpet floor coverings, comfort cooling, passenger lift to parts. Each floor has dedicated WC and kitchen welfare facilities.

EPC

The property has been assessed for energy performance purposes and achieved a rating of: (C) 68.

Availability

	ft ²	m ²
Office:		
G09 (Ground Floor)	386	35.86
G11b (Ground Floor)	319	29.64
A1 (Attic)	659	61.22

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

Each suite has been assessed separately for business rates purposes, with further information available on request.

Terms

The offices are available for a minimum period of 12 months.

A service charge will be charged, to include a contribution towards external repairs, internal repairs to communal areas, all mains services, heating and buildings insurance.

Full details are available upon request.

Rent

Price on application

The rent quoted is exclusive of any VAT which we understand is chargeable on the rent and service charge.



Oak House, New North Road, Huddersfield, HD1 5LG

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Legal Fees

Each party is to be responsible for their own legal fees incurred in this transaction.

Viewing

For further information or to arrange a viewing, please contact:

Lily Garside

Telephone: 01484 477627

Email: lily.garside@walkersingleton.co.uk

Or

Phil Deakin

Telephone: 01484 477619

Email: phil@hanson-cs.co.uk

Ref: 39613



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