



To Let

The Gym

Lockwood Park
Brewery Drive
Huddersfield
HD4 6EN

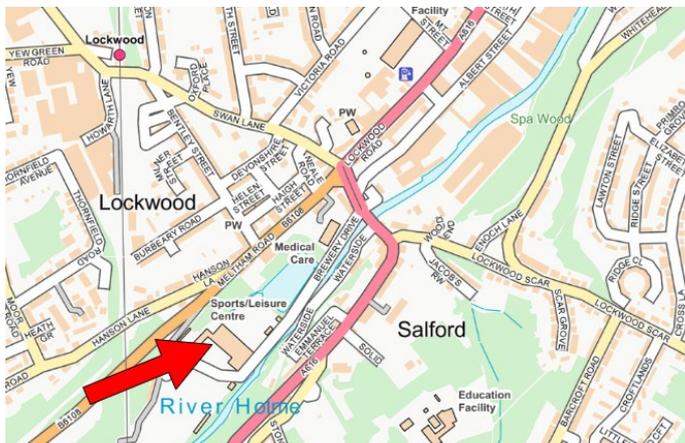
- Large, modern gym facility
- 14,704 ft² (1,366.01 m²)
- Plentiful on-site car parking
- Well-managed, parkland setting
- Home to a wide variety of leisure users



Location

Lockwood Park comprises a beautiful 20-acre parkland estate, home to a wide variety of users, with a particular emphasis on the leisure sector, with occupiers including, Huddersfield RUFC, Lockwood Park Bowling Club, Huddersfield Squash Academy, Huddersfield Road Runners Athletics Club and Live Breathe Pilates.

Lockwood Park is exceptionally well-located, less than a mile south of Huddersfield town centre, at the foot of the popular and affluent Holme Valley. Vehicular access is available from either Woodhead Road (A616) or Meltham Road (B6108), whilst public transport links are excellent, with multiple bus routes passing the site, as well as a rail connection at Lockwood station.



Description

The property comprises a large, modern, spacious gymnasium, all at ground floor level, complete with attractive entrance reception, large, fully equipped male and female changing rooms, main gym hall, large studio space, with sprung floor, dedicated weights room and ancillary studio.

Externally, the property boasts plentiful on-site car parking.

Accommodation

The total approximate gross internal floor areas are:		
The Gym	ft ²	m ²
Building 1		
Gymnasium	13,813	1,283.27
Building 2		
Studio	891	82.74
Total Approximate GIA	14,704	1,366.01

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.



Rent

£80,000 per annum
exclusive of all other outgoings

Lease Terms

Lease length and other lease terms are negotiable, subject to covenant strength.

Service Charge

A service charge will be levied to cover the proportional cost of expenditure on maintenance and repairs to common parts.

Rateable Value

The property has a Rateable value of £81,500.

VAT

All figures are subject to VAT, at the prevailing rate.

Energy Performance

The property has a good EPC rating, of 61, which falls within band C.

Legal fees

Each party is responsible for their own legal fees incurred in the transaction.

Viewing

Phil Deakin

Direct Line: 01484 477619

Email: phil.deakin@walkersingleton.co.uk

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk



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

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.