



## For Sale

### Woodlands

Unit 4, Longbow Close  
Pennine Business Park  
Bradley, Huddersfield  
HD2 1GQ

- Detached modern office property
- 8,151 ft<sup>2</sup> (757.29 m<sup>2</sup>)
- High specification building
- Large, dedicated car park
- Ease of access to road networks



## Location

The highly regarded Pennine Business Park, is prominently located on Bradley Road, leading directly to both the A62 and the A641 Bradford/Brighouse Road. Junction 25 of the M62 motorway is only 2.5 miles to the north-east, whilst Junction 24 is just 3 miles to the west (via the B6114 and A643). Huddersfield town centre is just 5 minutes away by road, whilst Leeds is approximately 13 miles to the east, Manchester 25 miles to the west and Bradford and Halifax 8 and 5 miles, respectively, to the north.

## Description

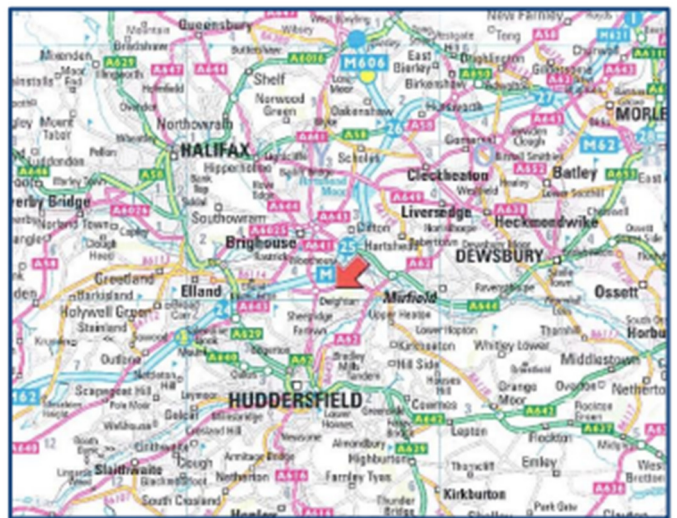
The property comprises a detached, modern, two-storey, pavilion-style office building of brickwork construction, beneath a pitched and hipped tiled roof.

The accommodation is largely open-plan, but with several partitioned private offices and meeting rooms. The space is appointed to an excellent standard, with carpet floor covering, suspended ceilings with modern inset LED lighting and air conditioning system providing heating and cooling.

The building also has a useful integral garage/stores facility, extending to just over 1,000 ft<sup>2</sup>.

Externally, the property benefits from a private car park, providing approximately 44 allocated spaces.

The site extends to approximately 0.85 acres (0.34) or thereabouts.



## Accommodation

The total approximate net internal floor areas are:

Woodlands		
	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor Offices	3,053	283.59
Ground Floor Stores/Garage	1,038	96.42
First Floor Offices	4,061	377.28
<b>Total Approximate NIA</b>	<b>8,151</b>	<b>757.29</b>

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.

## Energy Performance

The property has an EPC rating of B (30).

## Rateable Value

The property currently has a Rateable Value of £59,000, which is set to decrease to £56,000, on 1 April 2023.

The current Uniform Business Rate is 51.2p in the £.

## Tenure

The property is held freehold, on title WYK814435 – a copy of the title documents is available, on request, from the agent.

## Price

£1,050,000

## VAT

The VAT position is to be confirmed.

## Legal Fees

Each party is responsible for their own legal fees incurred in the transaction. The purchaser's solicitor will be required to give an undertaking in respect of any reasonable legal fees incurred by the vendor, should the transaction become abortive.

## Viewing

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

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### Lily Garside

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