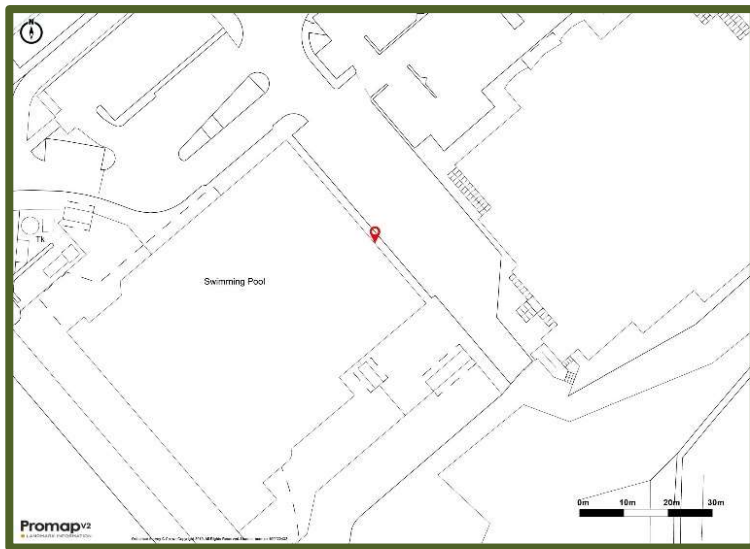
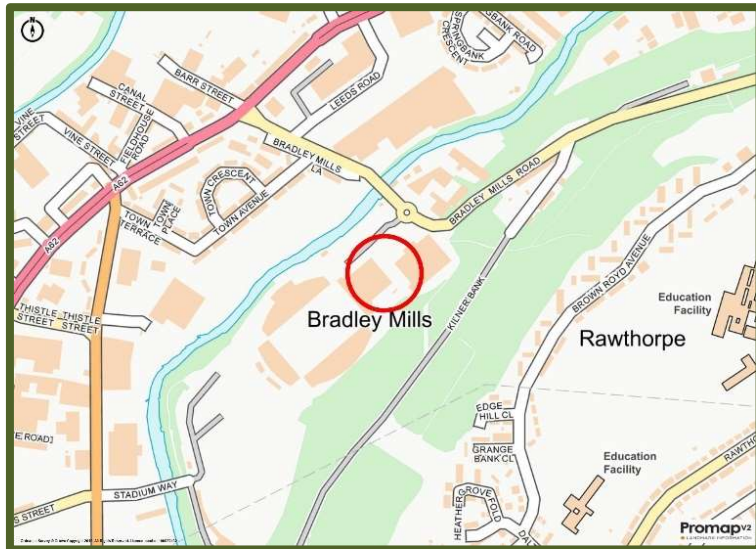




To Let

Suite 2.36, North Stand
The John Smith's Stadium
Huddersfield
HD1 6PG

- Modern, high quality office accommodation
- 5,341 ft² (496.19 m²)
- Generous on-site car parking facilities



Location

The offices are located on the first floor of the north stand at the John Smith's Stadium. The award-winning John Smith's Stadium complex is widely recognised as one of Yorkshire's premier sports and leisure venues.

The stadium is extremely well-located, approximately 0.5 miles from Huddersfield town centre, whilst Junctions 24 and 25 of the M62 motorway are each just 3 miles distant.

Occupiers within the complex include Kirklees Active Leisure, Odeon Cinema, Costa Coffee and Pizza Hut.

Description

The offices offer modern, self-contained office accommodation, with dedicated entrance, suspended ceilings and modern office lighting.

The site benefits from plentiful car parking provision, with 33 dedicated space available.

The total approximate net internal floor areas are:		
	ft ²	m ²
First Floor Offices	5,341	496.19
Total Approximate NIA	5,341	496.19

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

£55,000 per annum
exclusive of all other outgoings

VAT

All figures are exclusive of VAT.

Business Rates

The property has a Rateable Value of £43,250.

Energy Performance

The property's Energy Performance Certificate rating is D (85)

Legal Costs

Each party is to be responsible for their own legal fees incurred in the transaction. The tenant's solicitor will be required to provide an undertaking, in respect of any abortive legal fees incurred by the landlord.

Viewing

To arrange a viewing, or for further details, please contact:

Lily Garside

Tel. 01484 477627

E-mail: lily.garside@walkersingleton.co.uk

Phil Deakin

Tel. 01484 432043

E-mail: phil@hanson-cs.co.uk

Mark Hanson

Direct Line: 01484 432043

Email: mark@hanson-cs.co.uk

Reference: 2805

Subject to Contract

September 23

