

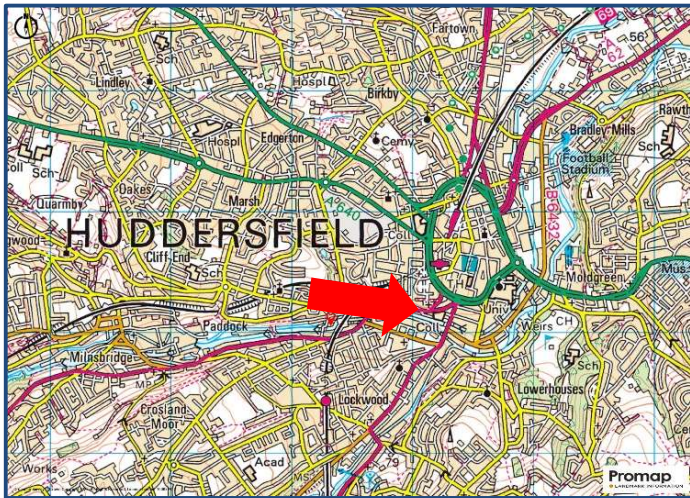


## To Let

### Empress House

St. Thomas' Road  
Huddersfield  
HD1 3LG

- First floor offices
- 2,461 ft<sup>2</sup> (228.61 m<sup>2</sup>)
- Flexible terms available
- Car parking on site



## Location

The property occupies a prominent position on St. Thomas' Road, close to Huddersfield town centre, in an established commercial area. St. Thomas' Road acts as a link road between the A62 Manchester Road and the A616 Lockwood Road and is also conveniently close to Huddersfield ring road.

Huddersfield is a university town and a major retail centre within West Yorkshire, with a resident population of circa 162,000. The town has excellent motorway links, lying 2 miles south of the M62 (via Junction 24) and is 14 miles south-west of Leeds, 10 miles south of Bradford and 21 miles north-east of Manchester.

## Description

Empress House is a well-presented office building, forming part of the wider Brook Crompton site. The available accommodation is at first floor level and has a private ground floor reception to the front of the building. Internally, the offices benefit from plastered walls, suspended ceiling, central heating, CAT II lighting and carpet floor coverings. The suite has private toilets and a kitchen/break-out area.

Externally, there is ample car parking available, immediately to the front of the building.

## Accommodation

The total approximate net internal floor areas are:		
<b>Empress House</b>		
	<b>ft<sup>2</sup></b>	<b>m<sup>2</sup></b>
First Floor Offices	2,461	228.61
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.		

## Service Charge

Further details upon application.

## Energy Performance

The property has an EPC rating of E.

## Rateable Value

The property currently has a Rateable Value of £4,200. The occupier should qualify for 100% small business rates relief.

## Rent

The property is available to let, by way of a tenant's effectively full repairing and insuring lease, at a rent of **£19,500** per annum, exclusive of all other outgoings.

## VAT

All figures are stated exclusive of VAT.

VAT will be charged on all figures.

## Legal Fees

The tenant is to make a reasonable contribution towards the drafting of the sub-lease.

## Viewing

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

### Lily Garside

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