



## To Let

### First and Second Floor 39 Market Street

Huddersfield  
HD1 2HL

- Town centre offices
- 472.97m<sup>2</sup> (5,091 ft<sup>2</sup>)
- Ideally located for public transport links



## Location

The property is situated in an extremely prominent position, in Huddersfield town centre, located on Market Street, one of the principal retail and commercial streets in the town, the property enjoys easy access to both Huddersfield Bus and Rail Stations, as well as the A62 ring road, which in turn provides access to the M62.

Huddersfield is a university town and a major retail centre within West Yorkshire, with a residential population of 162,000 (2011 census). The town has excellent motorway links lying 2 Miles South of the M62 (via Junction 24) and is 17 Miles South West of Leeds, 11 Miles South of Bradford and 26 Miles Northeast of Manchester.

## Description

The offices are situated directly above The Co-operative Bank and are accessed via a separate dedicated pedestrian door to the right of the bank. The offices extend to 5,091 ft<sup>2</sup> NIA (472.97 m<sup>2</sup>) over 2 storeys. The offices can be taken as a whole or split on a floor by floor basis with each floor measuring approximately 2,546 ft<sup>2</sup>.

Internally the property benefits from plastered walls, suspended ceilings, fluorescent lighting, carpet floor coverings and welfare facilities in the form of a kitchen and toilets on each floor. A lift is situated on the ground floor providing access to the first and second floors.



## Accommodation

The total approximate net internal floor areas are:		
<b>39 Market Street</b>		
	<b>FT<sup>2</sup></b>	<b>M<sup>2</sup></b>
<b>First Floor</b>		
Offices	2,458	228.35
<b>Second Floor</b>		
Offices	2,633	244.62
<b>Total Approximate NIA</b>	<b>5,091</b>	<b>472.97</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

An energy performance certificate is available upon request.

## Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease.

Service charge is paid on an ad hoc basis.

## Rateable Value

The property has been assessed for uniform business rates as follows:

First floor Rateable value of £17,000

Second floor Rateable Value of £14,000

## Rent

£17,500 per annum

## Legal fees

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

## Viewing

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