

TO LET

Lion Chambers

John William Street
St. Georges Square
Huddersfield
HD1 1ES

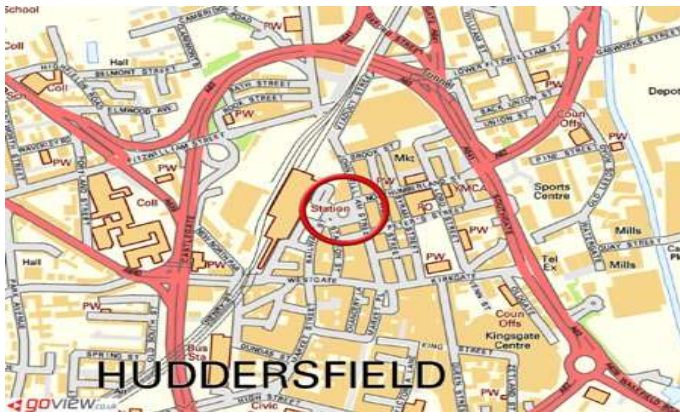
- TOWN CENTRE OFFICES
- ICONIC LANDMARK VICTORIAN BUILDING
- EXCELLENT ACCESS TO RAILWAY AND BUS STATION
- 400 – 1,401 ft² (37.16 – 130.17 m²)



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Location

Lion Chambers occupies a prominent position in the heart of Huddersfield town centre, close to central shopping amenities and municipal car parking. Situated overlooking St. George's Square, considered to be one of the finest squares outside of London, directly opposite the main railway station and only a short walk from the bus station, the building is easily recognisable by the presence of the imperious 'Lion' statue to the John William Street frontage.

Description

Lion Chambers is a landmark Grade II* Listed building of traditional stone construction, with ornamental features, beneath pitched slate roofs.

Internally, the accommodation is arranged on first and second floor levels with central main stairwell and lift access from the John William Street entrance.

The available accommodation overlooks St. George's Square and is newly refurbished with re-plastered walls, suspended ceilings with LED lighting and modern wall-mounted electric heaters.

Rateable Value

The property will be required to be reassessed upon occupation.

Accommodation

| The total approximate net internal floor areas are: | | | |
|---|-----------------|----------------|-----------|
| | ft ² | m ² | Price pcm |
| First Floor | | | |
| Suite 6 | 1,401 | 130.17 | £1,200 |
| Suite 22 | 400 | 37.16 | £465 |

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.



EPC

Energy performance certificates are available upon request.

Rental

£465 - £1,200 per calendar month

Exclusive of all other outgoing.

Terms

The property is available To Let by way of an effective Full Repairing and Insuring Lease for a term to be agreed.

VAT

We understand no VAT is payable on the rent.

Legal Fees

Each party will be responsible for their own legal fees incurred in any letting transaction.

Viewing

For further information or to arrange a viewing, please contact the Joint Letting Agents:

Phil Deakin

Direct Line: 01484 477619

Email: phil@hanson-cs.co.uk

Lily Garside

Direct Line: 01484 477627

Email: lily.garside@walkersingleton.co.uk

Reference: 1264

May 23



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