



## To Let

### 78 John William Street

Huddersfield  
HD1 1EH

- Town centre offices
- 176.55 – 776.48 m<sup>2</sup> (1,900 – 8,358 ft<sup>2</sup>)
- Ideally located for public transport links.
- Newly refurbished office accommodation



## Location

The property occupies a prominent position at the junction of John William Street and Brook Street with extensive frontages both sides. Located in a relatively central position in Huddersfield town centre opposite the railway station and within walking distance of the bus station.

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

A substantial town centre office building extending to 8,358 ft<sup>2</sup> NIA (776.48 m<sup>2</sup>) over 3 storeys and basement. The property can be taken as a whole or split on a floor by floor basis with each floor measuring approximately 2,080 ft<sup>2</sup> apart from the basement which measures 1,900 ft<sup>2</sup>.

Internally the property is DDA compliant and benefits from plastered walls and ceilings CAT II lighting, carpet floor coverings and welfare facilities in the form of a number of kitchens and toilets throughout the property which is accessible via the personnel lift.



## Accommodation

The total approximate net internal floor areas are:		
<b>78 John William Street</b>		
	FT <sup>2</sup>	M <sup>2</sup>
<b>Ground Floor</b>		
Offices	2,080	193.26
<b>First Floor</b>		
Offices	2,080	193.26
<b>Second Floor</b>		
Offices	2,080	193.26
<b>Basement</b>		
Offices	1,900	176.48
<b>Total Approximate NIA</b>	<b>8,358</b>	<b>776.48</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 for a minimum term of three years.

A service charge will be payable.

## Rateable Value

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

Basement, ground and first floor Rateable value of £42,750  
Second floor Rateable Value of £19,250

## Rent

£8 per sqft + VAT

## Legal fees

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

## Viewing

### Phil Deakin

Joint Agents – Hansons Chartered Surveyors  
Direct Line: 01484 432043  
Email: phil@hanson-cs.co.uk

**Walker Singleton**  
Chartered Surveyors

Oak House, New North Road, Huddersfield, HD1 5LG

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