

# TO LET

## Quality office accommodation within Dewsbury town centre

**FIFTH FLOOR  
EMPIRE HOUSE  
DEWSBURY  
WF12 8DJ**



**1,261 – 3,781 ft<sup>2</sup> (117.15 – 351.26 m<sup>2</sup>)**

- **Refurbished common parts with two passenger lifts**
- **Building occupiers include Kirklees Council and Fusion Housing**
- **EPC Rating – C (70)**

## Location

Empire House is conveniently located within the heart of Dewsbury town centre, opposite the Town Hall.

The building is home to a variety of organisations, including Kirklees Council, Fusion Housing, A4e and Kirklees Law Centre.

The property is also conveniently located for access to the main arterial routes serving Dewsbury, as well as the motorway network, with Junction 28 of the M62 just 4 miles to the northwest along A653 Leeds Road.

## Description

The property comprises a 1960s office building built in two wings with lower and upper ground floor retail units and offices on upper floors.

The office accommodation benefits from refurbished common parts and two passenger lifts and is DDA compliant throughout.

The subject suite is split across the two wings, the larger part being within Block A. The accommodation benefits from suspended ceilings with inset Cat. II lighting, carpet floor covering, perimeter trunking and air conditioning.

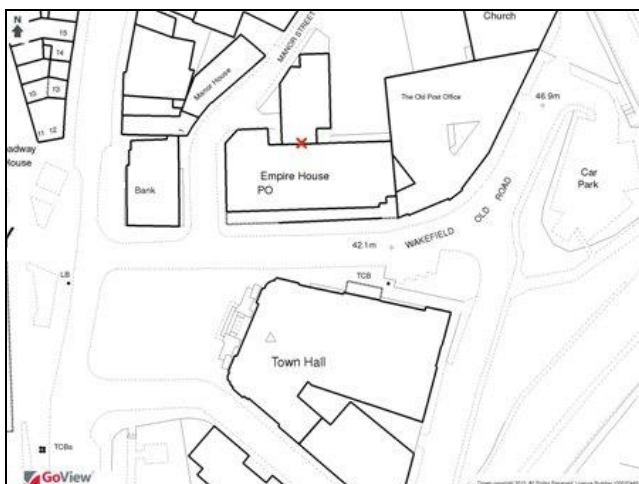
Secure on-site car parking is also available.

## Business Rates

Currently assessed for NDR purposes as follows:

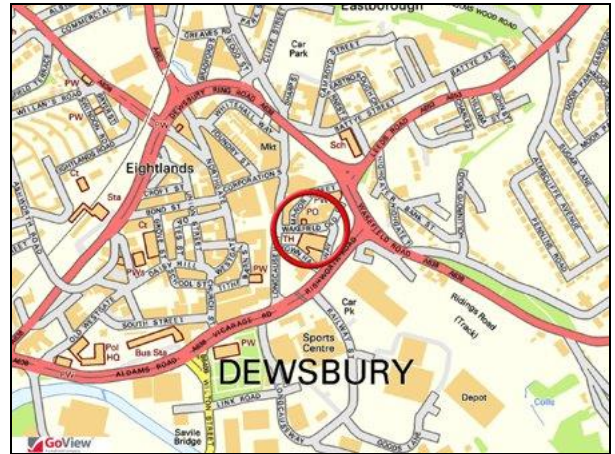
Offices and Premises                      £24,250 Rateable Value

The current Uniform Business Rate for 2014/2015 is 48.2p in the £ ignoring small business allowances and transitional relief.



**Subject to Contract**

Reference 2459



## Accommodation

*Fifth Floor*

Offices (Part Block A)                      2,520 ft<sup>2</sup> (234.11 m<sup>2</sup>)

*Fifth Floor*

Offices (Part Block B)                      1,261 ft<sup>2</sup> (117.15 m<sup>2</sup>)

**Net Internal Floor Area                      3,781 ft<sup>2</sup> (351.26 m<sup>2</sup>)**

*Measurements taken in metric and converted to their nearest imperial equivalent.*

## Terms

Available by way of a new tenant's effectively full repairing and insuring lease for a term of years to be negotiated, plus service charge.

Rent:    £32,500 per annum exclusive

*Alternatively, consideration will be given to letting the accommodation as two separate suites – further details upon application.*

## VAT

The rent quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

## Planning

For office uses falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987.

## Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

## Viewing

Viewing is strictly by appointment contact:

Hanson Chartered Surveyors

01484 432043

Phil Deakin

[phil@hanson-cs.co.uk](mailto:phil@hanson-cs.co.uk)

Jason Metcalfe

[jason@hanson-cs.co.uk](mailto:jason@hanson-cs.co.uk)

*Joint agent: Vickers Carnley*

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Hanson Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser(s) must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Hanson Property Consultants Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and is not warranted to be in working order.

PROPERTY MISDESCRIPTIONS ACT 1991

These particulars were compiled in 2007 and whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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CHARTERED SURVEYORS