TO LET

Refurbished office accommodation with ground floor access

UPPER GROUND FLOOR – BLOCK B EMPIRE HOUSE DEWSBURY WF12 8DJ



2,150 ft² (199.74 m²)

- Fully DDA compliant property with two passenger lifts
- Building occupiers include Kirklees Council and Fusion Housing
- EPC Rating C (70)

Hanson Chartered Surveyors
Oak House New North Road Huddersfield HD1 5LG
Telephone 01484 432043



propertydetails

Location

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

The building is home to 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 building benefits from refurbished common parts, with two passenger lifts and is DDA compliant throughout.

The subject suite comprises refurbished office accommodation benefiting from suspended ceilings throughout with inset Cat. II lighting, carpet floor covering, perimeter central heating radiator system and ground floor access from Manor Street in addition to access from the main stair core.

Secure on-site car parking is also available.

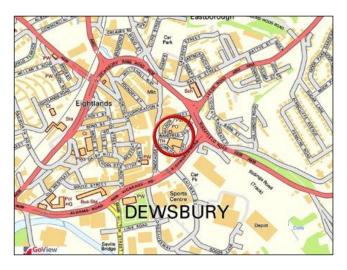
Business Rates

Currently assessed for NDR purposes as follows:

Offices and Premises

£13,000 Rateable Value

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





Accommodation

Upper Ground Floor Offices

2,150 ft² (199.74 m²)

Net Internal Floor Area

2,150 ft² (199.74 m²)

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: £18,500 per annum exclusive

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

Joint agent: Vickers Carnley

Subject to Contract Reference 2459

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