



## To Let

### Riverside Court

Huddersfield Road  
Delph  
OL3 5FZ

- High specification offices
- 150 – 4,000 ft<sup>2</sup> (13.94 – 671.61 m<sup>2</sup>)
- Immediate occupation available
- Out of town office park location
- Onsite parking
- Potentially business rates free



## Location

Riverside Court is prominently positioned off the A62 Huddersfield Road close to its junction with the A6052 and a short distance south of Delph village centre. The A62 Huddersfield Road provides access to Oldham town centre which lies approximately 5 miles to the south west with the A6052 providing access to the M62 motorway via junction 22 within a 15-minute drive north.

## Description

The vacant suite is on the ground floor of a larger two storey with attic and basement parking purpose-built office property, being of a steel frame construction with cladded elevations and a profile sheet insulated roof with Velux's.

Internally the ground floor accommodation of 740 ft<sup>2</sup> (68.75 m<sup>2</sup>) is open plan but has the potential to be split into two smaller suites. The suite is fully DDA compliant with lift access from the basement car parking and benefits from a suspended ceiling, CAT II LED lighting, air conditioning, carpets and CAT5 cabling. The welfare provision is provided in the form of a shared kitchen with fitted wall and base units as well as separate gents and ladies W/C provision.

On site car parking spaces are available.



## Energy Performance

The property has been assessed for Energy Performance purposes and has an energy performance rating of: B (45)

## Terms

Flexible terms available.

## Rent

From £250 per calendar month

## VAT

The rent quoted is exclusive of VAT (if applicable)

## Viewing

For further information and viewing arrangements please contact the sole agent:

## Lily Garside

Direct Line: 01484 477600

Email: [lily.garside@walkersingleton.co.uk](mailto:lily.garside@walkersingleton.co.uk)

Ref: 37573

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**Walker Singleton**  
Chartered Surveyors

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

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