



To Let

Triton House

Hare Park Lane
Liversedge
West Yorkshire
WF15 8HN

- High quality ground floor office accommodation
- 1,191 ft² (110.67 m²)
- Flexible terms available
- Car parking on site



Location

Triton House is set within the grounds of Hare Park Mills, which is accessed from Hare Park Lane. The offices are accessed via the main entrance to Hare Park Mills. There is on-site parking available for both employees and visitors.

Cleckheaton town centre is located approximately one mile away and offers local amenities, including a post office and a bank. The offices have easy access to the motorway, with Junction 25 being located less than two miles away.

Description

Triton House is a purpose-built single storey office building. The accommodation comprises of three separate office suites, which are self-contained. Internally, the offices benefit from plastered walls and ceilings, carpet floor coverings and modern lighting. The accommodation also contains a private kitchen, ladies and gentleman's toilets. Air conditioning units are situated throughout the offices.



Accommodation

The total approximate net internal floor areas are:		
Triton House		
	ft ²	m ²
Office 1	376	34.90
Office 2	343	31.83
Office 3	236	21.93
Office 4	236	21.93
Total Approximate NIA	1,191	110.67

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.

Service Charge

Further details upon application.

Energy Performance

The property has an EPC rating of E (103).

Rateable Value

The occupier should qualify for 100% small business rate relief.

Rent

The property is available to let, by way of the tenant's full repairing and insuring lease at a rent of **£950** per calendar month, exclusive of all other outgoings.

VAT

All figures are quoted exclusive of VAT. We understand the Option to Tax has not been exercised on the property and, as such, a letting will not be subject to VAT.

Legal Fees

The tenant is to make a contribution towards the landlord's reasonable legal costs incurred in drafting the lease.

Viewing

For further information, or to arrange a viewing, please contact the agent:

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Phil Deakin

Direct Line: 01484 477600

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