

TO LET

MODERN SERVICED OFFICE SUITES

with car parking, a fully equipped & staffed gym
and café lounge available for use by the occupiers.
suites from 82 – 1,170 sq.ft (7.5 – 108.7 sq.m)



HUB | 26
WORK MEET PLAY

Hunsworth Lane, Cleckheaton, BD19 4LN

b|h|t
brackenridge
hanson tate
tel. 0113 244 9020

LOCATION

Hub 26 is located immediately off Junction 26 of the M62 and M606 accessed via Hunsworth Lane, providing easy access to the surrounding West Yorkshire conurbations. Leeds City Centre is located around 10 miles to the North East via the M62, and Bradford around 6 miles North via the M606.

DESCRIPTION

Hub 26 is a newly completed serviced office building providing a total of 51 quality office suites of varying size with impressive common areas and facilities. The available offices are fully serviced which includes:-

- Wifi uncapped
- Gym & Business Lounge membership
- Rooftop Terrace/Bar (serves food & drinks daily)
- Ample free car parking
- Networking events
- Daily refreshments – tea/coffee and water
- Use of meeting rooms
- Utilities
- Security
- Business advisory service & mentoring
- Breakout areas
- Toilet facilities
- Kitchen facilities
- Cleaning & maintenance
- Business rates included
- Manned reception for guests & deliveries
- Flexible contracts options available

The offices benefit from double glazing, gas central heating, suspended ceilings, Category 2 lighting, and office furniture included. The meeting rooms also benefit from air conditioning.

CAR PARKING

Hub 26 provides on-site car parking with parking allocated on request based on the size of the suite occupied.



ACCOMMODATION

There are a variety of suites ranging from 82 sq.ft up to 1,170 sq.ft. (7.5 – 108.7 sq.m).

The accommodation schedule is as follows:

Room	Size (sq. m.)	Size (sq. ft.)
201	11.1	119
202	7.7	83
203	7.7	83
204	7.7	83
205	7.7	83
206	7.7	83
207	11.6	125
208	11.8	127
209	7.5	82
210	7.6	82
211	7.6	82
212	7.6	82
213	7.5	82
214	7.6	82
215	8.2	88
216	8.2	88
217	8.2	88

Room	Size (sq. m.)	Size (sq. ft.)
218	8.3	88
219	8.2	88
220	8.15	88
221	12	129
222	12	129
223	12.5	135
224	7.9	85
225	7.9	85
226	7.9	85
227	7.9	85
228	7.9	85
229	11.7	126
230	14.35	154
231	10.25	110
232	12.5	135
233	8.2	88
234	12.2	131

Room	Size (sq. m.)	Size (sq. ft.)
235	8.8	95
301	25.9	279
302	20.6	222
303	20.6	222
304	20.6	222
305	20.6	222
306	13.5	145
307	13.5	145
308	13.5	145
309	20.6	222
310	20.6	222
311	43.3	466
312	32.7	352
313	18.2	196
314	18	194
315	108.7	1170
316	18.5	199

TERMS

The suites are available to let by way of flexible contracts ranging from a minimum of 1 month. Longer term contracts of 12 months plus are also available.

RENTAL

The monthly rentals quoted below are inclusive of all business rates, but exclusive of VAT.

Prices start from £250 per desk plus VAT per calendar month.

Further information available on request.

FURTHER INFORMATION

Please contact:-



6 Lisbon Square, Leeds, LS1 4LY

Att: Harvey Squire
Tel: 0113 244 9020
Email: harvey@bht.uk.com

Misrepresentation Act

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