

bramleys

COMMERCIAL

To Let

**1 Lord Street
Huddersfield
HD1 1QA**

**Rent £12,000
per annum**



2ND FLOOR OFFICES WITH LIFT

136.66m² (1,470ft²)

- Lift access
- Mostly open plan
- Good natural light

INVESTMENT • OFFICE • INDUSTRIAL • RETAIL • LAND

DESCRIPTION

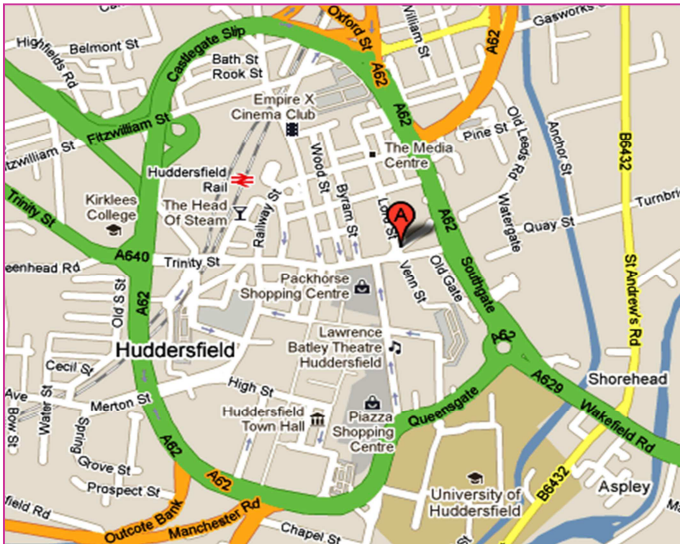
Situated in this landmark building opposite the Parish Church and St Peter's Gardens is this suite of 2nd floor offices, one of only two suites in the building, with disabled access via a lift.

The building has been extensively refurbished and provides self-contained male and female WC facilities, its own gas fired central heating system, and a small kitchen area/staff room within the suite.

The suite has 3 large inter-connecting rooms, a small office and store and kitchen facilities.

LOCATION

Huddersfield is a large town in England with a population of 124,000 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 370,000. Huddersfield is a textile town which has now developed a diverse economy and benefits from good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (junctions 23 and 24), and approximately four miles from junction 24 at Clifton. Huddersfield is approximately eleven miles from junction 38 of the M1 motorway and therefore there is good access to the principal trading centres of East Lancashire and West Yorkshire.



ACCOMMODATION

GROUND FLOOR

Joint entrance hall and staircase and lift to:

SECOND FLOOR 136.66m² (1,470ft²)

3 Inter-connecting offices

1 small office

Store and kitchen facilities

Self-contained male and female toilet facilities

RENT

£12,000 per annum

RATEABLE VALUE

£15,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p (2021/22). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

Jonathan Uttley

Jonathan.uttley@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on internal repairing terms, plus a service charge covering maintenance of the structure and the common parts..

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is not charged on the rent.

EPC ASSET RATING: E

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • OFFICE • INDUSTRIAL • RETAIL • LAND