

**1<sup>st</sup> Floor**

**14 Cloth Hall Street**

**Huddersfield**

**HD1 2EG**

**Rent £5,500  
per annum**



## **1<sup>ST</sup> FLOOR OFFICES**

**102.03m<sup>2</sup> (1,098ft<sup>2</sup>)**

- Positioned in a courtyard to the rear of Cloth Hall Chambers
- Busy pedestrian position within the town centre a short walk from the Sainsburys supermarket and Kingsgate Shopping Centre

## DESCRIPTION

The property comprises the first floor of this three storey town centre building and provides open office/storage accommodation extending to 102.03m<sup>2</sup> (1,098ft<sup>2</sup>).

Cloth Hall Chambers is positioned in a secondary location within Huddersfield town centre with nearby occupiers including Sainsburys, Halifax Bank, Costa Coffee and B&M Bargains.

The property would suit a variety of retail, office and storage use subject to obtaining the relevant planning consent.

## 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.

The property is positioned in a location which generates a good level of passing footfall being close to a Sainsburys supermarket, the town centre bus and railway station and within a short walk from the Kingsgate Shopping Centre.



## ACCOMMODATION

### FIRST FLOOR

Office area 102.03m<sup>2</sup> (1,098ft<sup>2</sup>)

### RENT

£5,500 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

### 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.

George Aspinall

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### 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 effective full repairing and insuring terms.

### SERVICE CHARGE

The landlord will insure the building; maintain the common areas and the external fabric of the building in addition to arranging for disposal of waste, cleaning common areas and providing a water supply to the common parts. A proportion of these costs will be charged back to the tenant.

### LEGAL COSTS

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

### VAT

VAT is not chargeable on the rent.

**EPC ASSET RATING: TBC**

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## 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 in situ 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

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