

1st Floor Office
63 Lockwood Road
Lockwood
Huddersfield HD1 3QU

Rent £125
per week



OFFICE PREMISES

31.59m² (340ft²)

With Lock Up Unit

20.1m² (216ft²)

- On-street car parking
- High profile position
- Close to Huddersfield Town Centre

DESCRIPTION

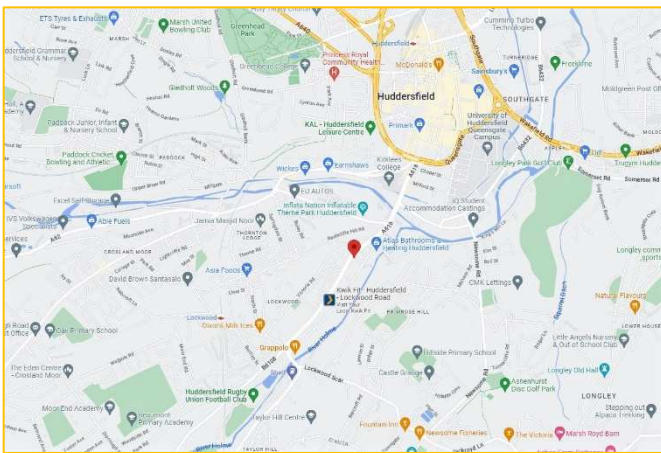
The accommodation occupies part of the 1st floor of this two storey stone built office building positioned fronting Lockwood Road approximately 2 miles from Huddersfield town centre. The remainder of the property is owner-occupied.

The offices are available with a separate storage workshop on an all-inclusive rent.

On-street car parking is available nearby.

LOCATION

The property is positioned fronting the A616 (Lockwood Road) at its junction with Victoria Road approximately a mile from Huddersfield town centre. It is well located providing good access to all areas of Huddersfield, and in particular the areas to the south of the town.



ACCOMMODATION

FIRST FLOOR 31.59m² (340ft²)
General Office
Private Office/Kitchen

GROUND FLOOR 20.10m² (216ft²)
Workshop

Shared WC Facilities

OUTSIDE

There is on-street car parking and a tarmac yard providing access to the storage unit.

RENT

£125 per week (£6,500 per annum)

Including lighting, heating, water, business rates and buildings insurance.

RATEABLE VALUE & UNIFORM BUSINESS RATE

The rent is inclusive of business rates.

REFERENCES

Prospective Tenants are required to be referenced. 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

george.aspinall@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 effective full repairing and insuring terms.

LEGAL COSTS

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

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC

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

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