

Norwich Union House
Market Street
Huddersfield HD1 2LR

Rent
£8.50 per ft²



MODERN SPECIFICATION OFFICE SUITE

203.36m² (2,189ft²)

- Within prominent town centre office building.
- Positioned within a short walk of Huddersfield bus and train stations.
- Benefiting from air conditioning, modern specification lighting, perimeter trunking, lift and disability access.

DESCRIPTION

The offices occupy part of the third floor of this imposing five storey office building situated in a prominent position within Huddersfield town centre. The office suite provides good quality modern office accommodation, having air conditioning, suspended ceilings, modern specification lighting and perimeter trunking.

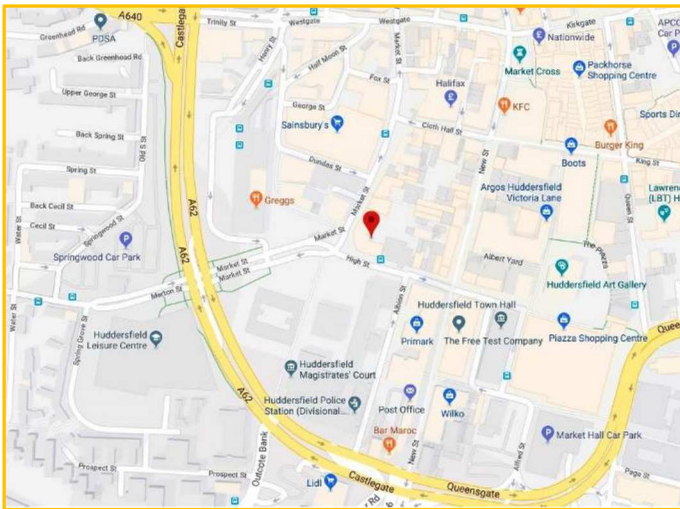
The building has recently undergone some refurbishment to the common areas and benefits from a concierge reception, lift and stairwell to all floors.

LOCATION

The property is positioned at the intersection of Market Street and High street within Huddersfield town centre within walking distance of both the town centre bus and railway stations as well as Sainsburys supermarket.

Huddersfield is a university town having a population of approximately 163,000, being the administrative centre of the Kirklees Local Authority area, in addition to the police station, the County Court, Sainsburys supermarket and being on the south-western edge of the town centre.

The town benefits from good connectivity, being accessible to the M62 at Junctions 23 and 24 in addition to having excellent train links on the transpennine express line between Leeds and Manchester.



ACCOMMODATION

THIRD FLOOR

Office Suite 203.36m² (2,189ft²)

OUTSIDE

There is a multi-storey car park within walking distance and on-street car parking in the vicinity.

RENT

£8.50 per ft²

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be reassessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 51.2p/£ (2023/24).

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 joint Agents.

Jonathan J Wilson BSc(Hons) MRICS
Bramleys
Jonathan.wilson@bramleys1.co.uk
[07766774500](tel:07766774500)

Sarah Jayne Lishman
Dove Haigh Phillips
sarah-jayne.lishman@dhp.org.uk
[07725365997](tel:07725365997)

LEASE TERMS

The office suite is available for a term to be negotiated which shall be on effective full repairing and insuring terms, with the tenant being responsible for internal repairs and decorations and the landlord maintaining the exterior of the building and common areas, but recharging the cost of these by way of a service charge.

LEGAL COSTS

The incoming 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:

D

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 • RETAIL • OFFICE • LAND • INDUSTRIAL