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.
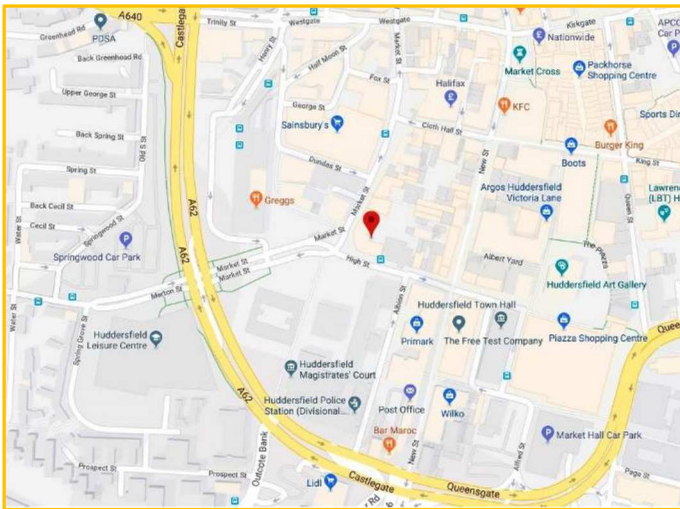
ACCOMMODATION

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.

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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 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:
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