

**Private Office Suites  
Turnbridge Mills  
Quay Street  
Huddersfield HD1 6QT**

**Rents:  
£260 pcm**



## **PRIVATE OFFICE SUITES AVAILABLE ON FLEXIBLE LEASE TERMS**

**13.13m<sup>2</sup> (141ft<sup>2</sup>) per suite**

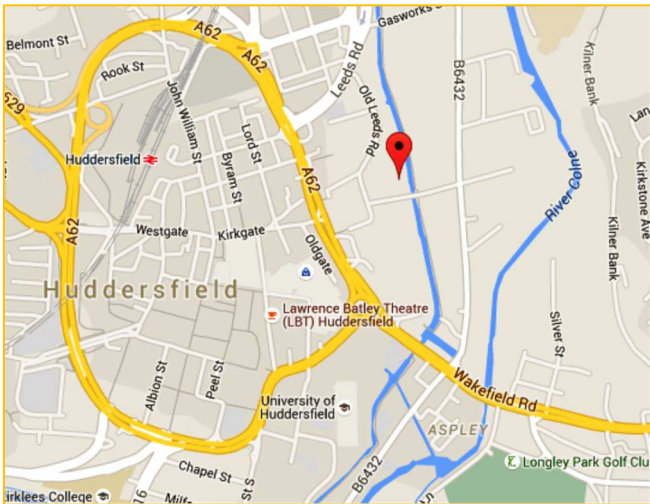
- Competitive all inclusive rent.
- Walking distance of the train and bus stations within the town centre.
- Good on site car parking available subject to negotiation.
- Good quality accommodation with access to super-fast broadband.

## DESCRIPTION

The property comprises a two storey stone built office building which provides a mixture of open plan office space and private meeting rooms. The available offices are at first floor level and extend to 141ft<sup>2</sup> respectively. Additionally, the ground floor premises are vacant and available by separate agreement and these extend to 2,039ft<sup>2</sup>.

The building provides good quality office accommodation within walking distance of Huddersfield Town Centre and providing good car parking provision with the benefit of access to super-fast broadband and on site sandwich shop and being situated on the site adjacent to the Sainsburys supermarket.

The first floor office suites are available to let by way of flexible terms at a rent inclusive of utilities and buildings insurance, and provide an excellent opportunity for a small new start up business or independent existing business to lease relatively inexpensive premises on flexible terms. The building is multi-occupied and accordingly facilities are shared, however the offices are self-contained.



## ACCOMMODATION

### GROUND FLOOR

Shared reception

### FIRST FLOOR

Office 3	13.13m <sup>2</sup> (141ft <sup>2</sup> )
Office 5	13.13m <sup>2</sup> (141ft <sup>2</sup> )

Shared kitchen and toilet facilities.

### OUTSIDE

On site car parking is available with the number of spaces being subject to negotiation with the Landlord. Additional on-street car parking is available on a pay-and-display basis.

### RENT

Office 3	£260 pcm all inclusive.
Office 5	£260 pcm all inclusive.

### RATEABLE VALUE

Suite 3	£830
Suite 5	£1,775

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2023/24). 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](http://www.voa.gov.uk)

### 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.

Jonathan J Wilson BSc(Hons) MRICS  
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George Aspinall  
[George.aspinall@bramleys1.co.uk](mailto:George.aspinall@bramleys1.co.uk)

### LEASE TERMS

The office is offered by way of a new lease for a term to be negotiated which shall be at an all inclusive rent for a minimum term of 12 months on a relatively easy-in, easy-out basis.

### LEGAL COSTS

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

### VAT

VAT is charged on the rent.

### EPC ASSET RATING: D

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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 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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