

3rd Floor
12 St Georges Square
Huddersfield HD1 1JF

Rent: £400
pcm



THIRD FLOOR OFFICE SUITE

29.34m² (315ft²)

- Prominent and accessible location
- Close to railway station
- Lift access
- Recently refurbished to provide high quality modern offices

DESCRIPTION

The office suite comprises part of the third floor of this 3 storey imposing Grade II Listed Victorian building situated within the attractive St Georges Square, close to the commercial centre within Huddersfield town.

The accommodation extends to (315ft²) and overlooks St Georges Square. The suite benefits from lift access serving the building and an intercom system from the entrance.

The premises have recently been refurbished and provide excellent office accommodation for a small to medium sized business wishing to be located within the centre of Huddersfield.

The building is situated close to Huddersfield train station and within walking distance of the bus station and multi-storey car park.



Photos above are of the building's communal Dine & Meet Rooms

ACCOMMODATION

■ GROUND FLOOR

Shared entrance with intercom system
Lift and stairs to third floor
Communal kitchen

■ THIRD FLOOR

Office Suite 29.34m² (315ft²)

Shared toilet facilities

RENT

£400 per calendar month (£4,800 pa)

RATEABLE VALUE

To be reassessed

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p/51.2p/£ (2023/24).

REFERENCES

Prospective Tenants will 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 sole Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

George Aspinall
George.aspinall@bramleys1.co.uk

LEASE TERMS

The property is offered on an effectively full repairing and insuring lease for a term of 3 years or more.

SERVICE CHARGE

The landlord will insure the property, repair, paint and clean the common passages, including maintenance of the lift, and charge this cost back by way of a service charge. In addition, electricity is sub-metered and re-charged by our office on a quarterly basis.

LEGAL COSTS

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

VAT

VAT is chargeable on the property or rent.

EPC ASSET RATING

To be reassessed.

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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