

bramleys To Let/(May Sell)

COMMERCIAL

Parkdale House
1 Longbow Close
Pennine Business Park
Huddersfield HD2 1GQ

Asking Rent:
£45,000
per annum



MODERN PAVILION STYLE OFFICE BUILDING

381.91m² (4,111ft²)

- Positioned on a popular business park approximately 3 miles to the north of Huddersfield town centre
- Raised access floors, air conditioning and modern specification lighting
- On site car parking for 23 cars
- Conveniently positioned for Huddersfield, Halifax and Brighouse and a short distance from Junctions 24 & 25 of the M62 motorway network.

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DESCRIPTION

The property comprises a detached two storey self-contained office building providing a net internal floor area of 4,111ft². It provides flexible accommodation with its current layout providing some open plan accommodation with partitioned offices.

The offices have the benefit of all mains services in addition to having raised access floors, suspended grid ceilings with modern specification lighting, air circulation panels, air conditioning unit and intercom entry system.

The building has the benefit of 23 car parking spaces and is positioned on a popular office park approximately 3 miles to the north of Huddersfield town centre.

LOCATION

The property forms part of the Pennine Business Park development which is located within Bradley, approximately 3 miles to the north of Huddersfield town centre. The principal access is via the Bradley Road (A6107) which links the Bradford Road (A641) with the Leeds Road (A62).

It is well located for access to Huddersfield, in addition to the M62 motorway network at Junctions 24 (Ainley Top) & 25 (Brighouse).

ACCOMMODATION

GROUND FLOOR

191.72m² (2,064ft²)

Including:-
Meeting Room
Testing Room
Store
Office
Waiting Area
Server Room
4 Private Offices
Kitchen & Partitioned Store

FIRST FLOOR

190.19m² (2,047ft²)

Including:-
General Office
5 Private Offices
Kitchen
Interview Room

TOTAL

381.91m² (4,111ft²)

OUTSIDE

There is on site tarmacadam surfaced car parking area for 23 cars.

RENT

£45,000 per annum

RATEABLE VALUE AND UNIFORM BUSINESS RATE

£42,000

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

VIEWING

Contact the Agents.

Jonathan J Wilson

Jonathan.wilson@bramleys1.co.uk

Jonathan R Uttley

Jonathan.uttley@bramleys1.co.uk

VAT

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

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms. The landlord would consider a sale, subject to negotiation.

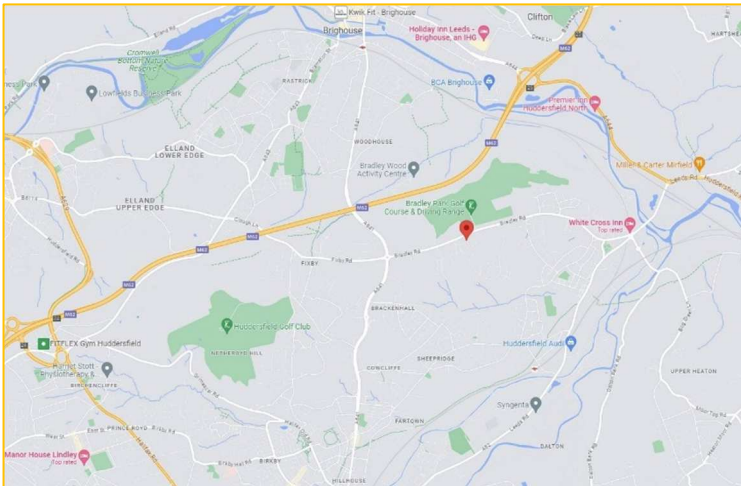
REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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.

LEGAL COSTS

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

EPC – 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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