

# bramleys

COMMERCIAL

## For Sale

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

**Asking Price:**  
**£550,000**



## MODERN PAVILION STYLE OFFICE BUILDING

**381.91m<sup>2</sup> (4,111ft<sup>2</sup>)**

- 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 4,111ft<sup>2</sup>. 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** 191.72m<sup>2</sup> (2,064ft<sup>2</sup>)

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

**FIRST FLOOR** 190.19m<sup>2</sup> (2,047ft<sup>2</sup>)

Including:-  
General Office  
5 Private Offices  
Kitchen  
Interview Room

**TOTAL** 381.91m<sup>2</sup> (4,111ft<sup>2</sup>)

## OUTSIDE

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

## ASKING PRICE

£550,000

## TENURE

Freehold

## 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](mailto:Jonathan.wilson@bramleys1.co.uk)

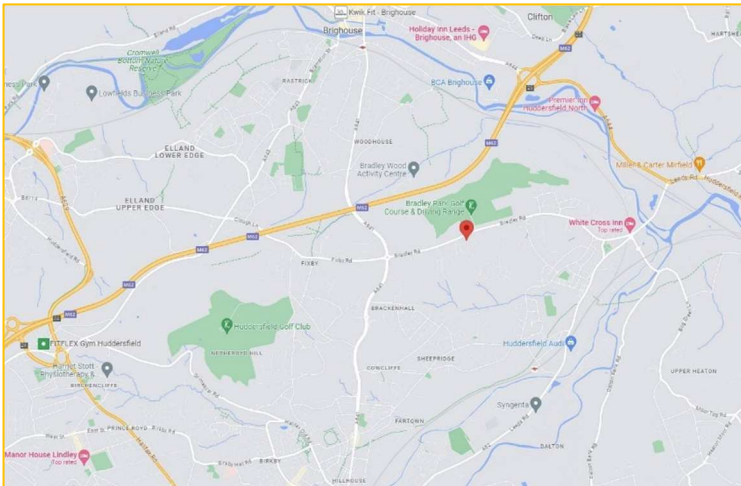
Jonathan R Uttley

[Jonathan.uttley@bramleys1.co.uk](mailto: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.

**EPC – To be reassessed.**



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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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