

**511B Colne Valley House  
Blackmoorfoot Road  
Crosland Moor  
Huddersfield  
HD4 5NR**

**Rent: £650  
per calendar  
month**

*Incentives Available*



**SELF CONTAINED OFFICE SUITE/COMMERCIAL UNIT**

**85.45m<sup>2</sup> (920ft<sup>2</sup>)**

- Suitable for a wide range of office or salon uses, subject to tenants requirements
- On-site car parking available
- 2.5 miles to the southwest of Huddersfield town centre
- Prominent main road position with good on-site car parking

## DESCRIPTION

The property occupies part of the ground floor of this detached two storey stone built commercial building located approximately 2.5 miles from Huddersfield town centre.

The building is positioned in a prominent main road location and the accommodation is self contained, having an independent access to the front and a separate lower ground floor entrance off the car park.

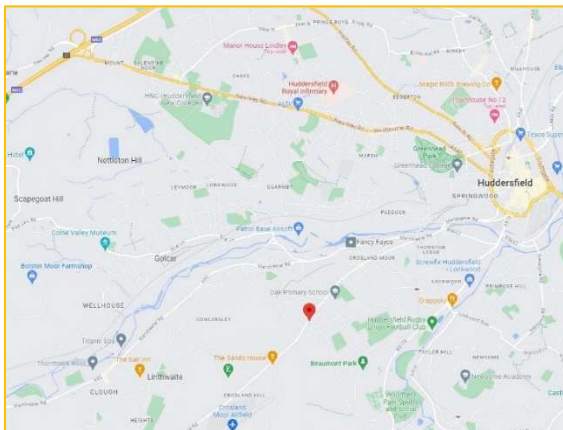
The suite extends to 85.45m<sup>2</sup> (920ft<sup>2</sup>) and is finished to a good standard and would suit a wide range of uses, subject to the ingoing tenants requirements.

The accommodation is available for immediate occupation and has the benefit of 5 on-site car parking spaces.

## LOCATION

The property is positioned fronting Blackmoorfoot Road in the suburb of Crosland Moor approximately 2.5 miles to the southwest of Huddersfield town centre.

This is an accessible location for all areas within the Colne & Holme Valleys and is approximately 5 miles from Junction 23 and 6 miles from Junction 24 of the M62 motorway network.



## ACCOMMODATION

### GROUND FLOOR

Office Suite

85.45m<sup>2</sup> (920ft<sup>2</sup>)

### OUTSIDE

The property fronts onto Blackmoorfoot Road and has the benefit on 5 car on-site car parking spaces.

### RENT

£650 per calendar month

*Incentives available subject to negotiation.*

### RATEABLE VALUE

£5,600

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 sole Agents.

Jonathan J Wilson BSc(Hons) MRICS

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

George Aspinall

[george.aspinall@bramleys1.co.uk](mailto:george.aspinall@bramleys1.co.uk)

### LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

### 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 therefore recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING: TBA**

# 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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