

Rear of 7 Broomfield Road  
Marsh  
Huddersfield  
HD1 4QD

Rent £10,800  
per annum



## OFFICE/WORKSHOP ACCOMMODATION

110.56m<sup>2</sup> (1,190ft<sup>2</sup>)

- Finished to a good standard
- Positioned close to the centre of Marsh, within walking distance of all amenities
- Accessible for Huddersfield town centre and Junctions 23 & 24 of the M62 motorway network

## DESCRIPTION

The property comprises a two storey stone built former workshop which has been converted to provide workshop/storage to the ground floor with open plan office to the first floor.

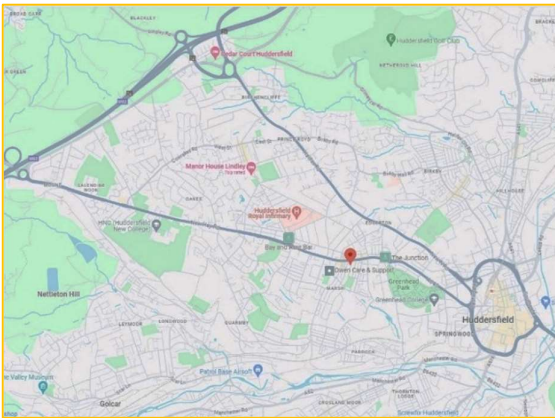
It has been converted to a high standard and provides good quality accommodation, suitable for a local independent or new start-up business.

The property has LED spotlighting, gas fired central heating and loading into the ground level.

The property would suit a wide range of businesses, subject to the landlord's approval.

## LOCATION

The property is positioned in Marsh which is a popular district approximately 2 miles to the north of Huddersfield town centre. It is positioned a short distance from Westbourne Road which is the main arterial road through the centre of Marsh. This is an accessible location for workshop and office use.



## ACCOMMODATION

### GROUND FLOOR

Open plan store with partitioned WC 55.28m<sup>2</sup> (595ft<sup>2</sup>)

### FIRST FLOOR

Open plan office & staff area 55.28m<sup>2</sup> (595ft<sup>2</sup>)

**Total 110.56m<sup>2</sup> (1,190ft<sup>2</sup>)**

### RENT

£10,800 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£2,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2024/25). 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 property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on 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: F Rating**

# 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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