

**1-3 BROOK STREET  
HUDDERSFIELD  
HD1 1EB**

**Rent: £20,000  
per annum**



## **4 STOREY ATTRACTIVE TOWN CENTRE OFFICE BUILDING**

**275.92m<sup>2</sup> (2,970ft<sup>2</sup>)**

- Positioned a short walk from Huddersfield bus and train stations
- Providing ground floor reception office, showroom or retail accommodation finished to a good standard within an attractive building

## DESCRIPTION

The property comprises a substantial 4 storey stone built commercial building which has most recently been occupied by Citizens Advice Bureau and provides office accommodation over 3 principal levels plus basement.

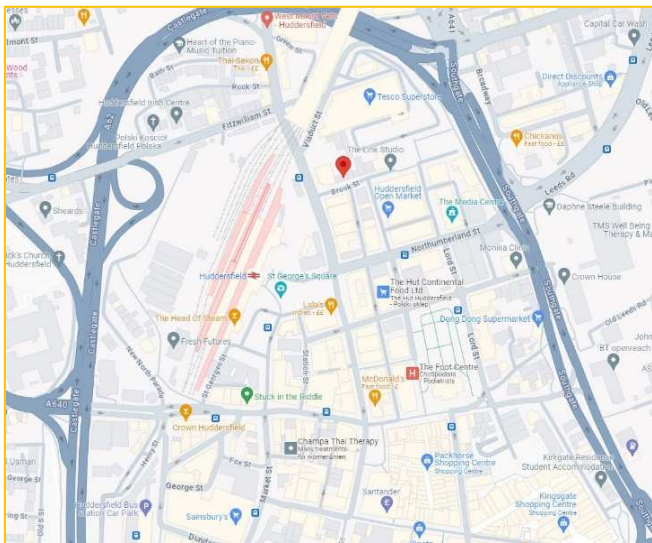
The property is finished to a good standard and provides predominantly open plan accommodation and has the benefit of offices to the ground floor with display frontage and ground level access.

The accommodation extends to 2,970ft<sup>2</sup>, however there is the option for an occupier to take only part of the property subject to their own specific requirements.

## LOCATION

The property is located a short walk from Huddersfield railway station and in close proximity to the bus station and multi-storey car parks.

Huddersfield is a large town in England with a population of 141,692 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 433,300. It is approximately 3 miles from the M62 motorway access and eleven miles from junction 38 of the M1 motorway.



## ACCOMMODATION

### LOWER GROUND FLOOR

Stores and Boiler Room 41.27m<sup>2</sup> (444ft<sup>2</sup>)

### GROUND FLOOR

Open Plan Office/Display Area  
With partitioned office 60.80m<sup>2</sup> (687ft<sup>2</sup>)

### FIRST FLOOR

Open Plan Office  
3 Private Offices  
Kitchen 74.27m<sup>2</sup> (800ft<sup>2</sup>)

### SECOND FLOOR

Open Plan Office  
2 Private Offices  
Store 96.49m<sup>2</sup> (1,039ft<sup>2</sup>)

**TOTAL NET INTERNAL FLOOR AREA 275.92m<sup>2</sup> (2,970ft<sup>2</sup>)**

### RENT

£20,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£21,500

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

### 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  
[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 on effective full repairing and insuring terms to incorporate 3 yearly rent reviews.

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

**EPC ASSET RATING: E**

# 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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