

**2 Cartwright Court
Bradley Business Park
Huddersfield HD2 1GN**

**Rent:
£23,500
per annum**



HIGH QUALITY MODERN OFFICES

168.69m² (1,816ft²) NIA

- Modern specification office situated on a popular business park
- Available with vacant possession
- Convenient for Huddersfield town centre and the M62 motorway network at Junctions 24 and 25
- The building benefits from 8 car parking spaces

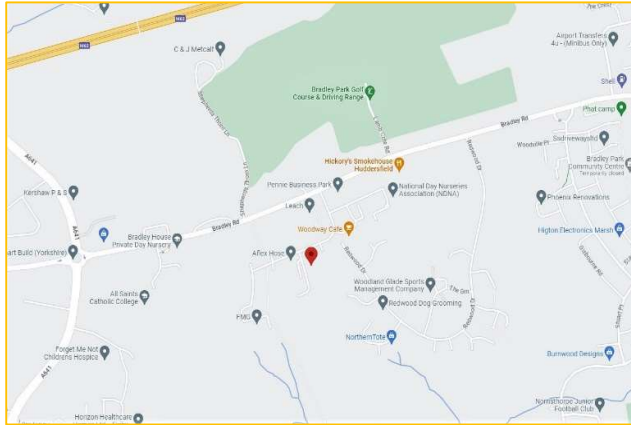
DESCRIPTION

The property comprises a modern two storey brick-built office building located within a terrace of similar properties and situated on a popular business park which is well positioned for access to Huddersfield town centre and both Junctions 24 & 25 of the M62 motorway network.

The office building provides good quality open plan accommodation which extends to approximately 168.69m² (1,816ft²).

The property as Category 2 lighting, skirting level perimeter trunking, electric heating, security grilles and security alarm system. Externally, the property benefits from 8 designated car parking spaces.

LOCATION



ACCOMMODATION

	NIA
Ground Floor Including: Open plan office Entrance Hall Kitchenette Male & Female WCs	82.76m ² (890ft ²)
First Floor Including: 2 Offices	85.93m ² (925ft ²)
Total	168.69m² (1,816ft²)

OUTSIDE

The property benefits from 8 designated car parking spaces.

RENT

£23,500 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

2a & 2c - £10,500

2b - £5,800

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/54.6p/£ (2024/25).

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

Mobile: 07766 774500

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.

SERVICE CHARGE

There is an Estate Service Charge payable quarterly in the sum of £200.59 + VAT.

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: B. (Valid until 14 May 2033).

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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 in situ 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

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