

bramleys

COMMERCIAL

To Let

Office Suite
Quay Street
Huddersfield
HD1 6QT

Rent
£18,000
per annum



GROUND FLOOR OFFICE SUITE WITH CAR PARKING

189.14m² (2,039ft²)

- Situated near Huddersfield Ring Road within good access to Leeds and Wakefield Road
- Mixture of open plan accommodation and private offices
- Available for immediate occupation
- Within walking distance of Huddersfield town centre

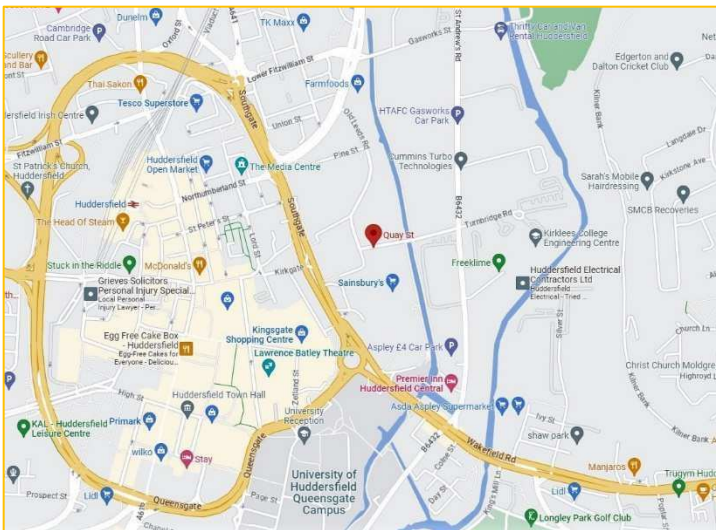
INVESTMENT • OFFICE • INDUSTRIAL • LAND • RETAIL

DESCRIPTION

The property comprises ground floor office accommodation extending to 189.14m² (2,039ft²), comprising of open plan and private office space with kitchen facilities. The premises are in an accessible position and in walking distance of the town centre and are available for immediate occupation on flexible lease terms.

The property has central heating, double glazing and modern specification lighting and benefits from having 5 on site car parking spaces, with additional spaces being subject to negotiations with the Landlord.

The property is situated on the outer edge of Huddersfield Ring Road to the rear of the Sainsburys supermarket, having good access to the A62 Leeds Road and A629 Wakefield Road, being two of the main arterial routes serving Huddersfield town centre.



ACCOMMODATION

GROUND FLOOR

Open plan office
with partitioned meeting rooms 189.14m² (2,039ft²)

OUTSIDE

The property benefits from 5 car parking spaces with additional spaces being available by separate negotiation. On-street car parking is available on a pay & display basis.

RENT

18,000 per annum

RATEABLE VALUE

£20,750

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

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George Aspinall

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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated which shall be on full repairing and insuring terms and incorporate annual rent reviews after completion of the 2nd year.

SERVICE CHARGE

A service charge will be levied to include utilities and buildings insurance.

LEGAL COSTS

The incoming 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: D.

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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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