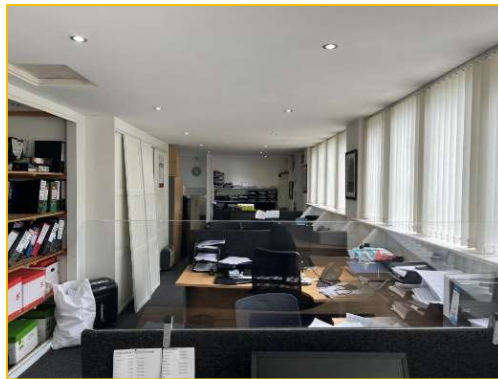


Office Premises, Burdwell Works
New Mill Road
Brockholes
HD9 7AZ

Rent £9,600
per annum



GOOD QUALITY OFFICES

125.7m² (1,353ft²)

- Range of open plan and private offices positioned within the Holme Valley
- Good on-site car parking
- Accommodation finished to a good and modern standard

DESCRIPTION

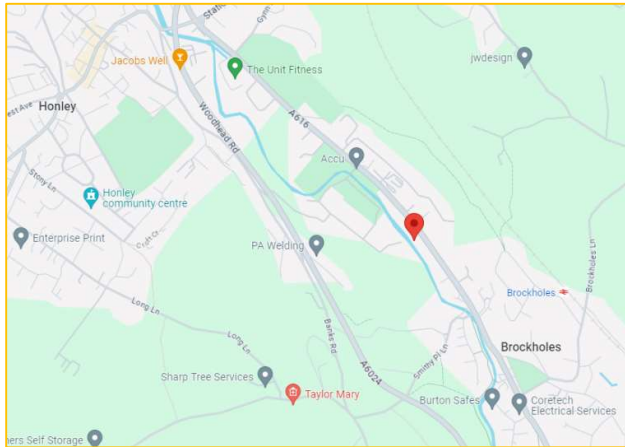
The property comprises single storey ground floor office accommodation which is finished to a good standard having central heating and PVCu double glazed windows and extends to 125.7m² (1,353ft²).

The accommodation provides a range of private offices and an open plan general office which is entirely self-contained and benefits from having good on-site car parking.

LOCATION

The property forms part of a complex of 3 buildings with the subject property fronting New Mill Road (A616) within the district of Brockholes. New Mill Road is one of the main arterial roads providing access through the district and leads in a north-westerly direction to Huddersfield town centre which is 6 miles to the northwest, and to the south onto the A628 Manchester Road towards the city of Sheffield.

This is a popular location for commercial occupiers within the Holme Valley, being a short distance from the village of Honley and the town of Holmfirth.



ACCOMMODATION

GROUND FLOOR

125.7m² (1,353ft²)

Including:

Offices with entrance hall, meeting room, 2 private offices, open plan office, kitchen and WC

RENT

£9,600 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£8,000

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

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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 Wilson

Jonathan.wilson@bramleys1.co.uk

George Aspinall

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.

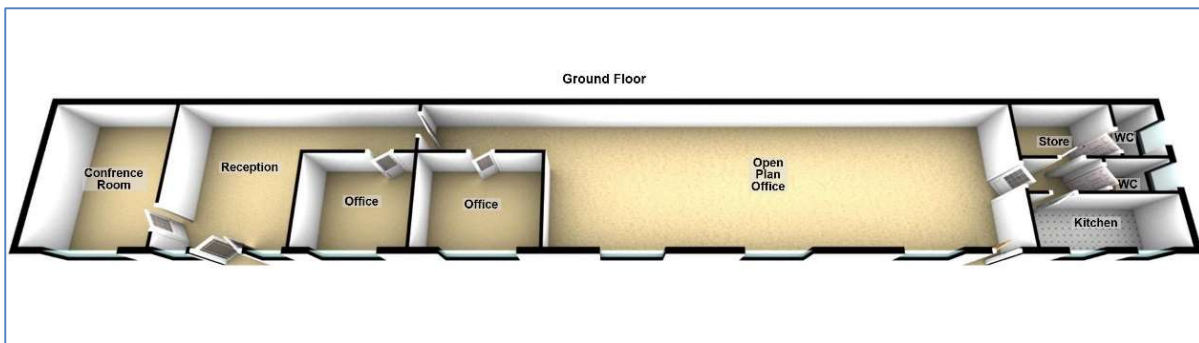
LEGAL COSTS

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: G



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

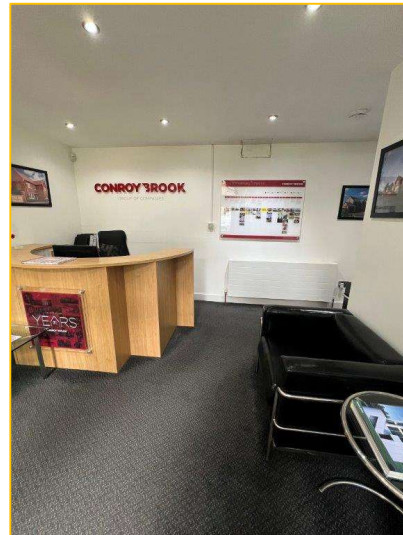
Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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