

Open Plan Office Suites
Pearl Assurance House
John William Street
Huddersfield
HD1 1BA

Rents: From
£15,000 per
annum



OPEN PLAN OFFICE ACCOMMODATION

180.84m² (1,947ft²) to 747.95m² (8,051ft²)

- Within a central position in Huddersfield town centre close to the rail and bus stations
- DDA friendly with lift access to all floors
- Available as an entire block or in suites of circa 1,950ft², subject to occupier's requirements.

DESCRIPTION

The property comprises a prominent multi-storey commercial building which provides ground floor retail accommodation with office accommodation to the upper floors.

The available accommodation extends over 1st, 2nd, 3rd & 4th floors, which are each accessed via a communal stairway and lift from a shared entrance lobby off John William Street.

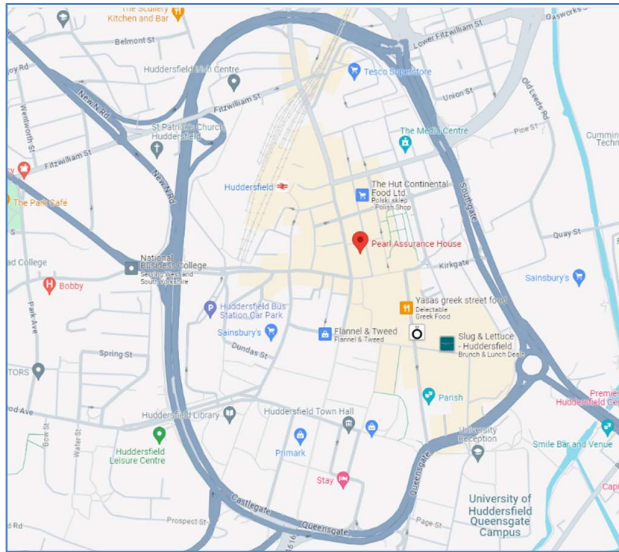
Each floor provides predominantly open plan accommodation with self-contained kitchen and toilet facilities and is finished to a good modern standard with Category 2 lighting, carpet floor covering and suspended ceilings.

The accommodation is available by way of a sub-letting for a term to be negotiated, with flexibility over the space to be let, subject to the occupier's requirements.

LOCATION

The property is positioned along John William Street in the heart of Huddersfield town centre close to its intersection with New Street and Westgate.

The property is positioned in the business district of Huddersfield town centre close to high street banks, estate agents, accountancy practices and solicitors. The property is also within walking distance of Huddersfield train station which is on the Transpennine route connecting the town with Manchester and Leeds, and is within walking distance of the bus station and multi-storey car parking facilities.



ACCOMMODATION

<u>First Floor</u> Offices	201.01m ² (2,164ft ²)
<u>Second Floor</u> Offices	182.98m ² (1,970ft ²)
<u>Third Floor</u> Offices	182.95m ² (1,970ft ²)
<u>Fourth Floor</u> Offices	180.84m ² (1,947ft ²)
Total	747.95m² (8,051ft²)

RENTS

From £15,000 per annum.

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed.

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 Wilson
Jonathan.wilson@bramleys.com

George Aspinall
George.aspinall@bramleys.com

LEASE TERMS

The accommodation is offered by way of a sublease with details of the proposed sublease available from the Agents on request. The prospective tenant will be responsible for contributing towards a service charge for maintenance of the building fabric and communal areas. terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

The rent is quoted exclusive of VAT where applicable.

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: TBC

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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