

**4b Cartwright Court  
Bradley Business Park  
Huddersfield HD2 1GN**

**Rent: £13,250  
per annum**



## **MODERN FIRST FLOOR OFFICE ACCOMMODATION**

**90.97m<sup>2</sup> (979ft<sup>2</sup>)**

- 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
- 4 Car parking spaces

## DESCRIPTION

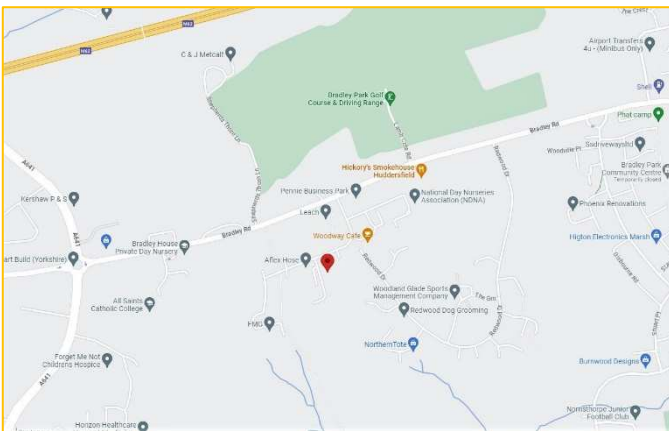
The property comprises the first floor office suite within this modern two storey brick built office building located within a terrace of similar properties and situated on a popular business park which is well positioned for access to Huddersfield town centre and both Junctions 24 & 25 of the M62 motorway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

The office suite provides good quality open plan accommodation to the first floor which extends to approximately 90.97m<sup>2</sup> (979ft<sup>2</sup>) on a net internal floor area basis. In addition, the suite benefits from shared entrance hall, kitchenette and WC facilities to the ground floor.

The suite has the benefit of from Category 2 lighting, skirting level perimeter trunking, electric heating and security alarm system.

Externally, the property has 4 designated car parking spaces.

## LOCATION



## ACCOMMODATION

NIA

### Ground Floor

Including:  
Shared Entrance Hall, Kitchenette & WC Facilities

### First Floor

90.97m<sup>2</sup> (979ft<sup>2</sup>)

Including:  
Open plan office

## OUTSIDE

The property benefits from 4 designated car parking spaces.

## RENT

£13,250 per annum

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£9,800.

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

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. Utility bills are shared with the occupying tenant of the ground floor offices.

## SERVICE CHARGE

There is an Estate Service Charge payable quarterly.

## 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

# 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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