

TO LET SUPERB GRADE II LISTED OFFICE ACCOMMODATION

Eddisons



STATION STREET BUILDINGS, 12 STATION STREET, HUDDERSFIELD, HD1 1LN

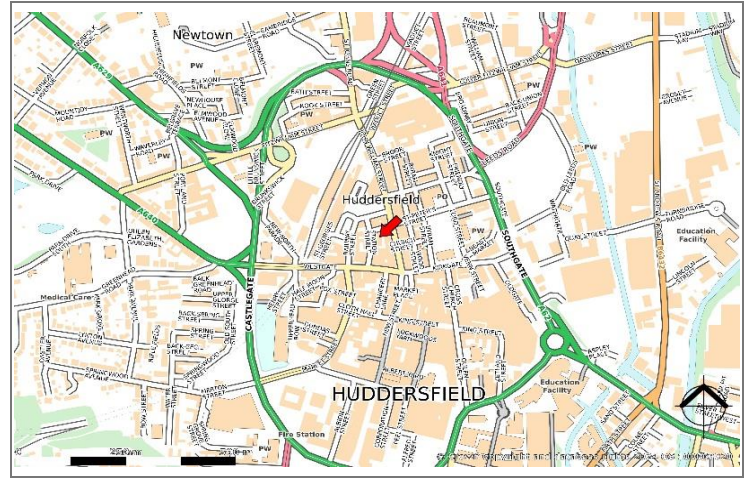
RENTAL FROM £3,000 - £300,000

- Attractive Grade II Listed Building.
- Well located within Huddersfield town centre being visible to Huddersfield train station.
- Lower ground available for alternative uses including storage, restaurant, cafes and gyms (STP).
- Available floor by floor or room by room basis.

AVAILABLE SPACE

From 13.94m² – 1,888.35m²

(150sq ft – 20,326sq ft)



LOCATION

The property is predominantly located on Station Street within Huddersfield town centre close to the bus station and multi-storey car parks.

St Georges Square is within close proximity and is within walking distance of Huddersfield train station which provides excellent links across the North of England through the TransPennine route connecting Leeds to Manchester.

Huddersfield Ring Road forms further connection routes to all main arterial routes including the A62 Leeds Road and Junction 23 and 24 of the M62 motorway network.

DESCRIPTION

The property comprises of an attractive Grade II Listed four storey stone built office block.

The building offers a mix of open plan and private office suites and benefits from a range of architectural merits including original panelling, part original flooring, featured/grand entrance and feature staircase.

The premises also benefit from raised access floors, gas central heating, air conditioning and WC/staff facilities.

| UNIT | M ² | SQ FT |
|------------------------------|-----------------|---------------|
| Lower Ground Floor | 481.05 | 5,178 |
| Ground Floor | 478.08 | 5,146 |
| First Floor | 529.18 | 5,696 |
| Second Floor | 400.04 | 4,306 |
| Total Available Space | 1,888.35 | 20,326 |

RATEABLE VALUE

Description / Offices and Premises

Rateable value / £83,000

EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a floor by floor basis or room by room basis on terms to be agreed.

Rental from £3,000 - £300,000.

LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 731.4517A (1209607)

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