

# TO LET

## Self-contained first floor office suite

**UNIT 5  
VALLEY ROAD BUSINESS PARK  
VALLEY ROAD  
LIVERSEEDGE  
WF15 6JY**



**1,175 ft<sup>2</sup> (109.20 m<sup>2</sup>)**

- **Cost effective self-contained office accommodation**
- **Located within recognised commercial area**
- **Free Business Rates (subject to qualification)**
- **EPC Rating – E (115)**

**Hanson Chartered Surveyors**  
Oak House New North Road Huddersfield HD1 5LG  
**Telephone 01484 432043**

[enquiries@hanson-cs.co.uk](mailto:enquiries@hanson-cs.co.uk)  
[www.hanson-cs.co.uk](http://www.hanson-cs.co.uk)

  
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*A Walker Singleton Group Company*

## Location

The property is situated on Valley Road in a recognised commercial part of Liversedge.

## Description

The premises comprise the first floor of a two storey brick building beneath a pitched concrete tile roof supported on light steel trusses and with double glazed timber framed windows.

The available accommodation comprises offices with kitchen and toilet facilities.

The office accommodation is partitioned to form four individual office rooms appointed with suspended ceilings incorporating Cat II lighting, plastered walls, carpet floor covering and gas fired central heating.

The toilet accommodation comprises both male and female toilets, whilst the kitchen has base units with stainless steel sink with electric water heater over. There is also a useful storeroom.

## Accommodation

### First Floor

Offices 1,175 ft<sup>2</sup> (109.20 m<sup>2</sup>)

**Total NIA 1,175 ft<sup>2</sup> (109.20 m<sup>2</sup>)**

*Measurements taken in metric and converted to their nearest imperial equivalent.*

## Planning

Falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987.



## Business Rates

The unit has a Rateable Value of £7,300.

The current Uniform Business Rate for 2017/2018 is 47.9p in the £ ignoring small business allowances and transitional relief.

Subject to qualification, the occupier should benefit from 100% Small Business Rate Relief.

## Terms

Available by way of a new tenancy agreement on terms to be negotiated.

Rent: £5,200 per annum exclusive

## VAT

The rent is subject to VAT.

## Legal Costs

The incoming tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

## Viewing

Viewing is strictly by appointment with the agents, please contact:

Hanson Chartered Surveyors  
Phil Deakin

01484 432043

[phil@hanson-cs.co.uk](mailto:phil@hanson-cs.co.uk)

Walker Singleton

01484 477600

Ross Thornton [Ross.Thornton@walkersingleton.co.uk](mailto:Ross.Thornton@walkersingleton.co.uk)

Reference: 1254

**Subject to Contract**

MISREPRESENTATION ACT 1967

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PROPERTY MISDESCRIPTIONS ACT 1991

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FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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