



£10,000 Per Annum

Lidget Street Lindley Huddersfield HD3 3JR



# 58a Lidget Street, Lindley, Huddersfield, HD3 3JR

\*\*\*\*\*AVAILABLE TO VIEW\*\*\*\*\*

Welcome to this stylish office space located on Lidget Street in the vibrant area of Lindley, Huddersfield. Situated on the high street, this property boasts a bustling atmosphere that is sure to inspire productivity and creativity.

Step inside this modern office with a sleek and contemporary finish that is perfect for any business looking to make a statement. The large display window not only allows for plenty of natural light to flood the space but also provides a fantastic opportunity for showcasing your products or services to passer-by. The inclusion of a convenient kitchenette ensures that you can easily prepare refreshments and service staff lunches, saving you time and allowing you to focus on your work. Whether you are a start-up looking for your first office or an established business wanting to expand, this property offers the ideal setting for success. Don't miss out on the chance to make this office space your own and take your business to new heights in this prime location. Contact us today to arrange a viewing and secure this fantastic opportunity!

## MAIN SECTION

3.59m x 5.75m

Aluminium framed glazed units and doors including display, picture windows, electric wall heaters, contemporary white décor, a blank canvas for an incoming tenant, an array of plug sockets, semi open plan in design to the kitchenette.

## KITCHENETTE

12'2" x 7'2" (3.72m x 2.20m)

High gloss base and wall cupboard storage units with stainless steel bar handle trim and stainless steel inset sink unit, electric wall heater, uPVC double window overlooking urban green space adjoining the property.

## WC

6'11" x 3'8" (2.12m x 1.13m)

To the rear, will be fitted with a hand wash basin, low flush wc and has a uPVC double glazed window with privacy glass inset.

## INSURANCE & POWER SUPPLY

The landlord will insure the building and provide the electricity supply cards. They will recover a contribution to the costs of this insurance in the form of a service charge from the tenant or tenants annually (details to be confirmed in the heads of terms and subject to contract) and facilitate pay as you go provision for the power to avoid any arrears all

of course subject to agreement. Water rates are the responsibility of the tenant.

## APPLICATIONS

To propose terms for this property please email [sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk) Once terms are agreed the proposed tenant will be required to go through Boultons referencing procedure, an application for which will be forwarded. Applications are subject to a fee of £240 including VAT. The landlord reserves the right to propose ROI rent increases built into the heads of terms at agreed times and which would be confirmed by both parties prior to occupation. Pre-pay electricity meters are in situ.

## RATES

The rateable value for the property is still be determined.

## LEGAL COSTS

The in-going Tenant is to be responsible for a contribution to the Landlord's costs in respect of the preparation of the lease and its counterpart, capped at £500.

## LEASE DETAILS

Five year full repairing (and contributing costs to insurance) lease or multiples thereof with a break clause no sooner than the 3rd year.

## Directions

54 John William Street, Huddersfield, HD1 1ER  
Tel: 01484 515029 Email: [sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk)

