



**BOULTONS**



## Brewery Drive

Lockwood, Huddersfield, HD4 6EN

£390,000

The property comprises part of Lockwood House, being single storey with a new ground floor access to be formed to the front. The space will be recently renovated and ready to occupy. The specification of the new space will be as follows; New windows & doors, electric & lighting installations, plastered walls & ceilings, welfare facilities and 2nd fix joinery & decoration.





## LOCATION

Lockwood Park is exceptionally well-located, less than a mile south of Huddersfield town centre, at the foot of the popular and affluent Holme Valley. Vehicular access is available from either Woodhead Road (A616) or Meltham Road (B6108), whilst public transport links are excellent, with multiple bus routes passing the site, as well as a rail connection at Lockwood station within a short walk. Lockwood Park comprises a beautiful 20-acre parkland estate, home to a wide variety of users, with a particular emphasis on the office & leisure sector, with occupiers including, Huddersfield RUFC, Lockwood Park Bowling Club, Huddersfield Road Runners Athletics Club and Live Breathe Pilates.

## SERVICES

The unit will benefit from mains electric, water and drainage.

## INTERNAL FLOOR AREA

The total approximate gross internal floor area is:

299.8 sq metre or 3,227 sq foot

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

## RATEABLE VALUE

The property will require re-assessment for Business Rates purposes.

## RENT

Price on application. The property is also available by way of full repairing and insuring leases, for a term of years to be agreed.

## VAT

The price and rent is quoted exclusive of VAT.

## EPC RATING

The energy performance certificate will be made available upon request.

## LEGAL FEES

Both parties will be responsible for reasonable legal costs incurred in this transaction.

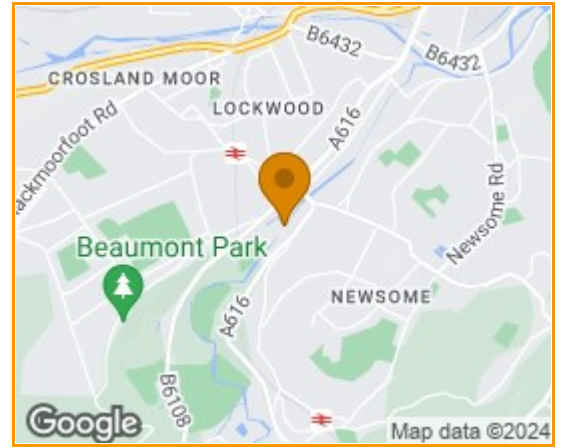
## VIEWINGS

Please contact Boultons for viewings on 01484 515029 or email [sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk)

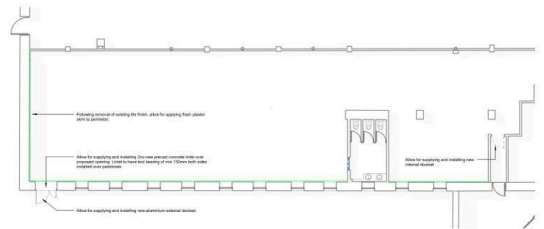
## OFFERS

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## Area Map



## Floor Plans



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