



BOULTONS



£150 (From) Per Month

Luck Lane Marsh Huddersfield HD3 4AB

Offices at Marsh Mills Luck Lane, Marsh, Huddersfield, HD3 4AB

There are a number of offices available in various sizes ranging from 6.27 – 48.47 m² (67 – 522 ft²) offering open plan and private offices. The offices benefit from plastered walls & ceilings carpet floor coverings, electric wall mounted heating and shared kitchen and toilet facilities.

Externally the offices have on site car parking.

SERVICES

ACCOMMODATION

The total approximate net internal floor area is:

Office 2 6.27 sq metre 67 sq foot
Office 5 10.02 sq metre 108 sq foot
Office 7 13.25 sq metre 143 sq foot
Office 8 32.2 sq metre 347 sq foot
First floor Office 14 48.47 sq metre 522 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.

USE CLASS

The use class is E.

RATEABLE VALUE

Each office has an individual rateable value.

TERMS

The offices are available to let on either a license or lease for a minimum term of six months.

RENT

Office 2 - £150 per month
Office 5 - £250 per month
Office 7 - £250 per month

Office 8 - £400 per month
First floor office 14 – £600 per month

VAT

The rent is quoted exclusive of VAT.

EPC RATING

E (108)

LEGAL FEES

Both parties are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Please contact Boultons for viewings on 01484 515029 or email sales@boultonsestateagents.co.uk

OFFERS

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Directions

Marsh Mills is positioned on the outer edge of Huddersfield Town centre within a 2 minute walk from the centre of the suburb of Marsh. Marsh is located along the A640 New Hey Road which acts as a link road between the M62 motorway and Huddersfield town centre furthermore junction 24 of the M62 motorway is within a 10 minute drive.