



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.

The total approximate Net internal floor area is:

	M ²	Ft ²
Office/Studio 1	16.69	180
Office/Studio 2	16.69	180
Office/Studio 3	25.08	270
Office/Studio 5	16.69	180
Office/Studio 6	184.22	1,983
Office/Studio 7	16.69	180

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.

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

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

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.

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.