



BOULTONS



£445 Per Month

New North Parade Huddersfield HD1 5JP

First Floor, 16 New North Parade, Huddersfield, HD1 5JP

Available immediately is a first floor office set within 16 New North Parade. It offers office/therapy space within a business centre on the edge of Huddersfield town centre. The suite has its own internet connection plus a parking space (included in the rent) and the benefit of use of a meeting room.

SUITE

A first floor office of approximately 195sq ft net internal area. The suite has a small kitchenette area and is currently furnished as an office.

Outside the office is a waiting area for four people.

AGENTS NOTES

The suite can be let either with or without the office furniture shown. The photographs included show the room set up as both an office and therapy suite, only the office furniture is available.

SERVICES

Reasonable electric, gas, water and internet usage is included. The suite has its own router with direct secure connection to the main telecommunication network.

TERM

Internal only repair and liability for a minimum term of 6 months.

SHARED FACILITIES

The suite has access to a communal toilet. Within the rental is also the benefit of three hours use per week of the meeting room, additional use is chargeable.

PARKING

Included within the rent is one off road parking space.

On road local authority parking is available on New North Parade. There are also local authority car parks very close by on New North Parade and Brunswick Street.

LOCATION

Conveniently located in Huddersfield town centre, close to bus and rail stations. Junction 24 of the M62 is approximately 3 miles away.

USE

The suite is suitable for either office or therapy use.

VAT

There is no VAT chargeable.

LEGAL COSTS

Each party will be responsible for their own legal cost in preparation of the lease.

VIEWINGS

Please telephone Boultons Estate Agents on 01484 515029 to book an appointment.

APPLICATIONS

To apply for the property please write to or email Boultons, 54 John William Street, Huddersfield, HD1 1ER or sales@boultonsestateagents.co.uk

Applications are subject to a £180.00 inc VAT application fee which includes credit check and referencing.

Directions

The building can be accessed by car coming from the A62/Castlegate turn left onto Trinity Street and then left again onto New North Parade.