



**BOULTONS**



## New North Parade

Huddersfield, HD1 5JP

**£350 Per Month**

- Available shortly - first floor office
- Own internet connection
- Office/therapy space
- On the edge of Huddersfield town centre.
- Parking space (included in the rent)
- Waiting area
- Reasonable electric, gas, water and internet usage is included
- Use of meeting room (3 hours per week)
- Disabled access

SUITE

A First floor office of approximately 180sq ft net internal area, currently furnished as an office.

AGENTS NOTES

The suite can be let either with or without the office furniture shown.

SERVICES

Reasonable electric, gas, water and internet usage is included. The suite has it's 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

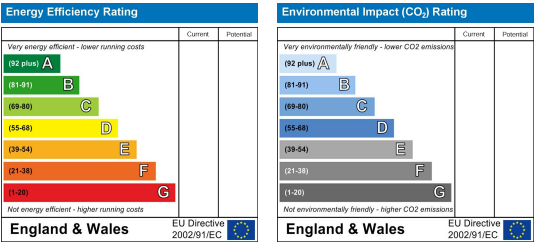
To apply for the property please write to or email Boultons, 54 John William Street, Huddersfield, HD1 1ER or sales@boultonsestateagents.co.uk

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

Area Map



Energy Efficiency Graph



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