



Snow Gate™

Estate
agency
done
properly



132 Huddersfield Road
Holmfirth, , HD9 3AS

Office space: An opportunity to lease a quality first floor office suite in the centre of Holmfirth adjacent to the largest town centre car park. Comprises open plan offices and a meeting room/further office, shared kitchen and staff wc. Electric heating, double glazing, no business rates.

AVAILABLE NOW.

£499 Per Month

132 Huddersfield Road Holmfirth, , HD9 3AS



- CENTRAL HOLMFIRTH LOCATION
- SHARED KITCHEN & WC
- £499/MONTH
- THREE OFFICES/CONSULTING ROOMS
- 3 YEAR LEASE WITH 18 MONTH BREAK CLAUSE
- UTILITIES NOT INCLUDED
- STAFF ROOM/RECEPTION AREA
- LEASE TERMS APPLY
- AVAILABLE NOW

Office/Consulting Room

11'9 x 7'3 (3.58m x 2.21m)

Office/Consulting Room

11'9 x 8'8 (3.58m x 2.64m)

Office/Consulting Room

12'2 x 9'9 (3.71m x 2.97m)

Kitchen

8'3 x 7'1 (2.51m x 2.16m)

Staff WC

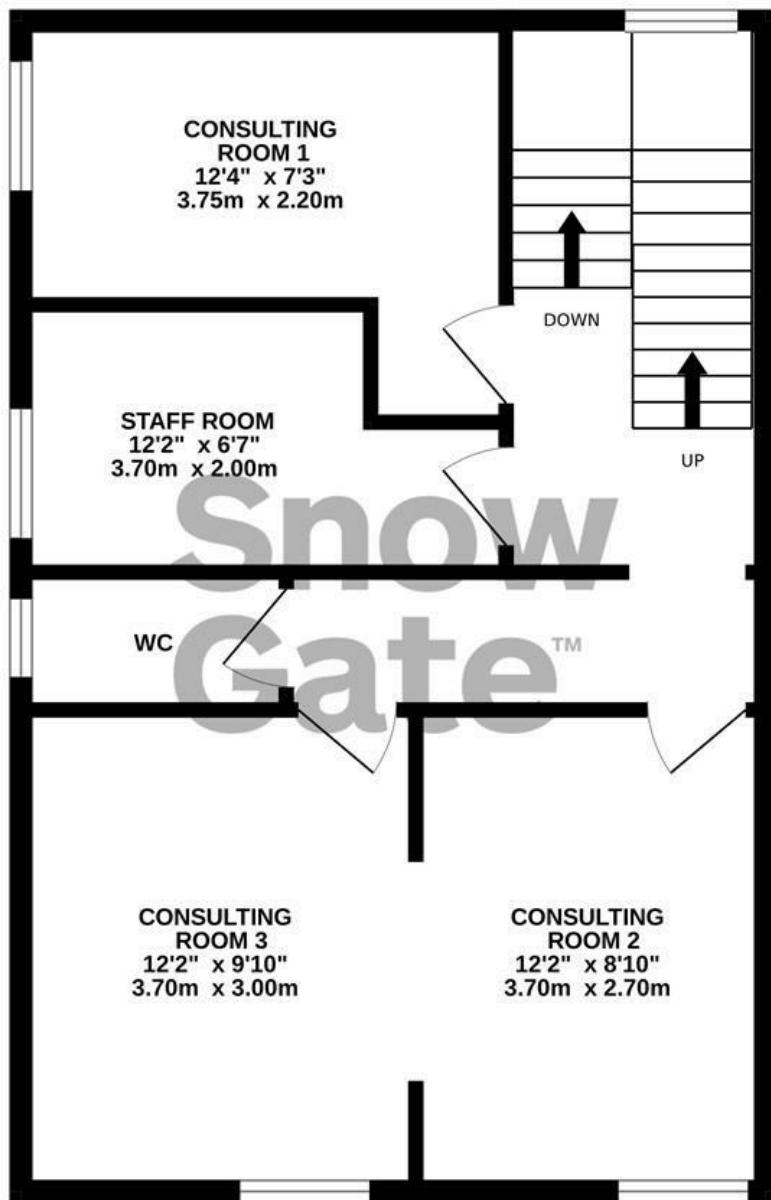


Directions

First floor premises on Huddersfield Road opposite the Civic Hall.



Floor Plan



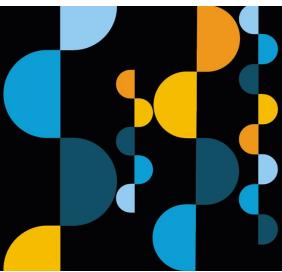
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Proposed
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		1	1
England & Wales		EU Directive 2002/91/EC	



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