

Indy House
16 Church Street
Honley
HD9 6AH

Rent:
£850 Per
Calendar
Month



LUXURY OFFICE SPACE

22m² (237ft²)

- Ground Floor office, overlooking Church Street and having High Ceilings
- Multi-occupied office building, finished to a high standard and benefitting from high-speed internet/wifi, Visual intercom and secure entry system, access to shared break out rooms, meeting rooms and working pods
- Well positioned in the village of Honley within the Holme Valley

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DESCRIPTION

The office occupies part of the ground floor of this attractive stone built property which has recently been refurbished to a high standard to provide a luxury office centre.

The available office extends to 22m² (237ft²) and is the largest of the ground floor offices within the building. It is flooded with light through large windows looking out onto Church Street. This office has high ceilings, a feature fireplace and the potential to have its own main door entrance making it suitable for a retail space.

The office is available to let immediately and occupants will have the ability to use shared meeting rooms, work pods and break out areas, in addition to benefitting from high-speed internet/wifi, Visual intercom and secure entry system.

LOCATION

The property is located along Church Lane in the village of Honley a short walk from the amenities within the village centre along Westgate. It is an attractive location and provides good access to Huddersfield, Holmfirth and surrounding villages.



ACCOMMODATION

GROUND FLOOR – Office 1 **22m² (237ft²)**

OUTSIDE

On-street car parking is available within close proximity.

RENT

£850 pcm

RATEABLE VALUE

Business Rates are included within the rent.

SERVICES

The property has mains gas, water and electricity. All services are included within the monthly rental payment.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated.

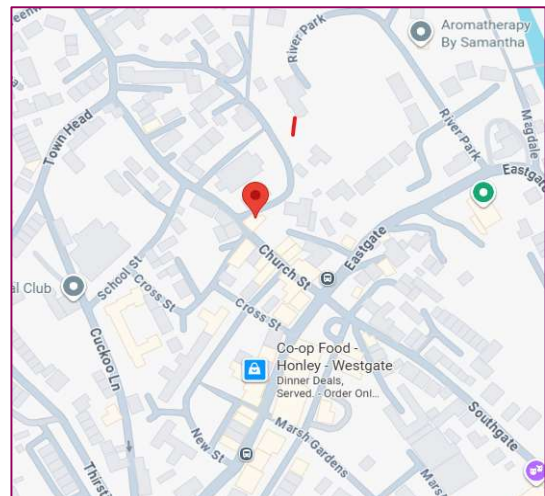
LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is NOT charged on the property or rent.

EPC ASSET RATING: E



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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