

**Office Building
21 St John's Road
Huddersfield
HD1 5BW**

**Rent: On
Application**



UPPER FLOOR OFFICE ACCOMMODATION

From 17.19m² (185ft²) to 354m² (3,810ft²)

- Located on Huddersfield Town Centre Ring Road
- Within walking distance of Huddersfield train and bus stations
- On-site car parking available with further car parking available within a Pay & Display located to rear of the property

DESCRIPTION

The offices occupy the 3rd and 4th floors of this 4 storey office building situated in a prominent corner position just off the Ring Road for Huddersfield town centre.

The office suites provide good quality modern office accommodation within this attractive ashlar stone faced building.

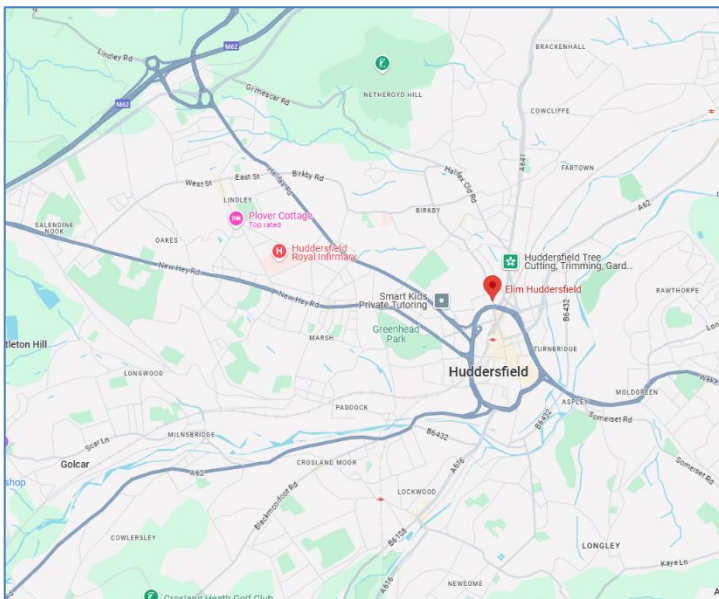
The property will be undergoing refurbishment works to both the common areas and office suites.

The landlord will consider splitting the accommodation into individual floors or smaller office suites.

LOCATION

Huddersfield is a large town in England with a population of 141,692 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 433,300. Huddersfield is a textile town which has now developed a diverse economy and benefits from good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (junctions 23 and 24), and approximately four miles from junction 24 at Clifton. Huddersfield is approximately eleven miles from junction 38 of the M1 motorway and therefore there is good access to the principal trading centres of East Lancashire and West Yorkshire.

The property is situated just off the A62 Ring Road to the north of Huddersfield town centre. The property is adjacent to Dunelm home furnishing retailer on the Beck Road Ringway Industrial Estate. The property benefits on-site car parking to the rear but also has Cambridge Road car park Pay & Display to the rear.



ACCOMMODATION

THIRD FLOOR

Overall Office Space 172m² (1,851ft²)

FOURTH FLOOR

Overall Office Space 182m² (1,959ft²)

TOTAL 354m² (3,810ft²)

The landlord will consider splitting the accommodation either on a floor by floor basis, or as individual offices from 150ft² to suit an incoming occupiers requirements.

OUTSIDE

On-site car parking is available with a Pay & Display located to the rear.

RENT

On application

RATEABLE VALUE

To be reassessed according to ingoing tenants office space requirements.

The current Uniform Business Rate applied for the year 2024/25 is 49.9p/54.6p/£. It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

George Aspinall
george.aspinall@bramleys.com

LEASE TERMS

The suites are offered by way of a new lease on a full repairing and insuring basis and on flexible lease terms subject to the ingoing tenants requirements.

SERVICE CHARGE

The landlord will insure the building, maintain the common areas and the external fabric of the building in addition to arranging for disposal of waste, cleaning common areas and providing a water supply to the common parts. A proportion of these costs will be charged back to the tenant.

LEGAL COSTS

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

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VAT

VAT is chargeable on the property or rent.

EPC ASSET RATING: To be reassessed

bramleys.com/commercial

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 insitu 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • INDUSTRIAL • OFFICE • LAND • RETAIL



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 insitu 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • INDUSTRIAL • OFFICE • LAND • RETAIL