

**347c Wakefield Road
Denby Dale
Huddersfield
HD8 8RT**

**Rent: £13,200
per annum**



QUALITY FIRST FLOOR OFFICES
79.61m² (857ft²)

- On site car parking to the rear
- Prominent main road position
- Modern specification offices

DESCRIPTION

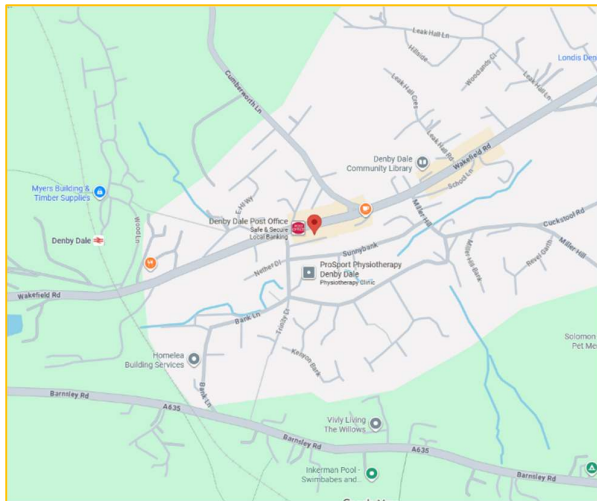
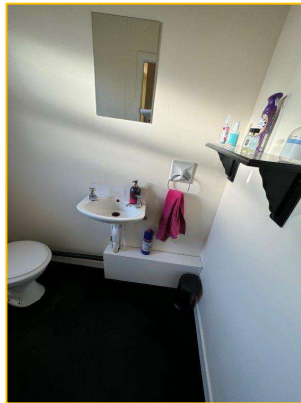
The offices occupy the first floor of this modern two storey commercial building in the centre of Denby Dale. It has a self-contained ground level access and provides a range of general offices, private offices, meeting rooms and stores extending to 847ft².

The offices have gas fired central heating, carpet floor covering throughout and modern lighting.

LOCATION

The property is well positioned fronting Wakefield Road in the village of Denby Dale.

The area has good access to Huddersfield town centre, in addition to being within easy reach of the M1 motorway network.



ACCOMMODATION

FIRST FLOOR

NIA

79.61m² (857ft²)

GIA

106.22m² (1,143ft²)

Including:

General Office
Private Office
Manager's Office
Meeting Room
2 Stores
Kitchen
Landing/Waiting Area
WC facilities.

RENT

£13,200 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£10,500.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/55.5p/£ (2025/26).

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.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Sheraz Muhammad

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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing and insuring terms to incorporate 3 yearly rent reviews.

LEGAL COSTS

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

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: tbc

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 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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