

**Suite 2
The Beehive
225-229 Longwood Road
Huddersfield
HD3 4EL**

**Rent: £725
per calendar
month**

Incentives Available



GROUND FLOOR OFFICE SUITE WITHIN SERVICED OFFICE BUILDING – INCLUDES ALL BILLS

40.51m² (436ft²)

- Would accommodate 5 – 6 people
- Available by way of a flexible tenancy agreement with FREE on-site car parking available
- Finished to a good modern standard and positioned approximately 3 miles to the west of Huddersfield town centre
- EPC Asset Rating B

DESCRIPTION

The property occupies this two storey office building which has been divided into multiple offices let at fully inclusive rents.

The offices have Category 5 cabling, modern specification lighting and are finished to a good modern standard. They have the benefit of good on-site car parking and are accessible for local amenities.

The available suite extends to 436ft².

LOCATION

The property is situated in the district of Longwood approximately 3 miles to the west of Huddersfield town centre and within 4 miles of Junction 23 and 5 miles of Junction 24 of the M62 motorway network.



ACCOMMODATION

GROUND FLOOR

Suite 2 40.51m² (436ft²)

The office suite has access to communal toilet and kitchen facilities.

OUTSIDE

2 car parking spaces are allocated to this unit with further spaces being available by negotiation.

RENT

£725 per calendar month fully inclusive

Incentives available subject to negotiation.

RATEABLE VALUE

Business rates are included within the rental figure provided.

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 sole Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

George Aspinall
george.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of a new tenancy for a term to be negotiated with a minimum fixed term of 6 months.

LEGAL COSTS

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

VAT

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

EPC ASSET RATING: B.



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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 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

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