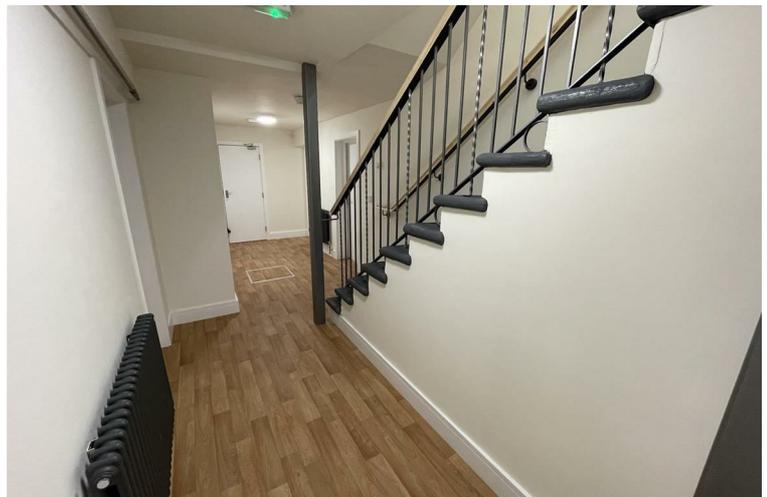


# bramleys

COMMERCIAL

The Kaye Suite, 92 New North Road, Huddersfield, HD1 5QP | £350 Per Calendar Month | 208.00 sq ft



- OFFICES SUITE WITHIN AN ATTRACTIVE CHARACTERFUL BUILDING
- Good on-site car parking available

- 19.32m<sup>2</sup> (208ft<sup>2</sup>)
- Well positioned for access to Huddersfield town centre and Junction 24 of the M62 motorway network

The suite occupies part of the ground floor of this two-storey attractive detached office building which is ashlar stone faced and constructed under a pitched and hipped slate covered roof.

The property has been sympathetically renovated to a high standard and provides characterful accommodation within a multi-occupied office setting.

The office suite is positioned to the rear of the property accessed off the main entrance hall and has the benefit of good natural light and original features throughout.

The property is available with one designated car parking space but with further spaces being available, subject to agreement with the landlord. It is also near to on street parking.

The office will also benefit from the ability to use a shared meeting room to the lower ground floor, subject to prior booking and separate financial arrangement.



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

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