

# bramleys

COMMERCIAL

# To Let

**Office Suite 5**  
**Dale Street Mills**  
**Royd Street, Milnsbridge**  
**Huddersfield HD3 4QY**

**Rent:**  
**£850 pcm**



## OFFICE ACCOMMODATION

**61.69m<sup>2</sup> (664ft<sup>2</sup>)**

- Fully inclusive rent
- Flexible lease terms
- On site car parking

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## DESCRIPTION

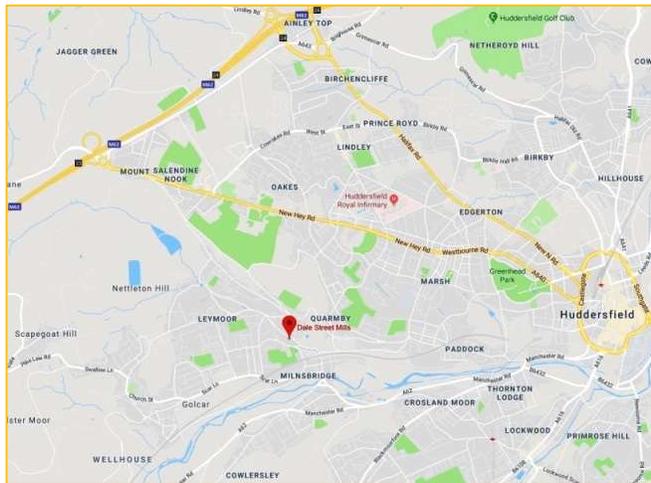
The office occupies part of this former mill building which has been divided into individual office suites for separate occupation.

The office is available to let at all fully inclusive rent for a minimum term of 12 months and has the benefit of central heating, double glazed PVCu windows, and category II lighting with abundant electricity points.

The premises have sufficient car parking to the front and benefit from shared toilet and kitchen facilities.

## LOCATION

Milnsbridge is positioned along the Colne Valley approximately 3 miles to the west of Huddersfield town centre, a short distance from the main A62 Manchester Road, and is accordingly accessible for Huddersfield town centre, all areas along the Colne Valley and Junctions 23 & 24 of the M62 motorway network.



## ACCOMMODATION

Office 60.69m<sup>2</sup> (664ft<sup>2</sup>)

The office suite benefits from shared toilet and kitchen facilities within the common areas. Cleaning is provided in the common areas.

## OUTSIDE

Car parking to the front.

## RENT

Office 5 £850 pcm (£10,200pa)

## RATEABLE VALUE & UNIFORM BUSINESS RATE

The property is understood to have a Rateable Value which is within the small business rate relief threshold. The occupier will need to verify whether they are entitled to this relief.

## 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.

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Sheraz Muhammad

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## LEASE TERMS

The office is offered to let at a rental level which is inclusive of rates, heating electricity, cleaning of common areas, water, maintenance and buildings insurance, for a minimum term of 12 months which is subject to 3 months' notice after the initial 12 month period. It does not include contents insurance.

## LEGAL COSTS

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

## VAT

VAT is not chargeable on the rent.

**EPC ASSET RATING: TBA**

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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

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