

Unit 4
2 Common Road
Fartown
Huddersfield HD1 5EU

Rent: £14,000
per annum



OFFICE ACCOMMODATION

139.54m² (1,502ft²)

- Good quality accommodation
- On street car parking and loading with further off street car parking available by separate negotiation
- Suitable for a wide range of business uses.

DESCRIPTION

The property comprises part of the ground floor and all of the 1st floor of this multi-storey commercial building.

It provides good quality modern office accommodation, with data cabling & modern specification lighting, and extends to 1,502ft².

Most recently occupied as a tuition centre, the accommodation would suit a wide range of office uses, or as a training facility or similar, subject to the occupiers requirements.

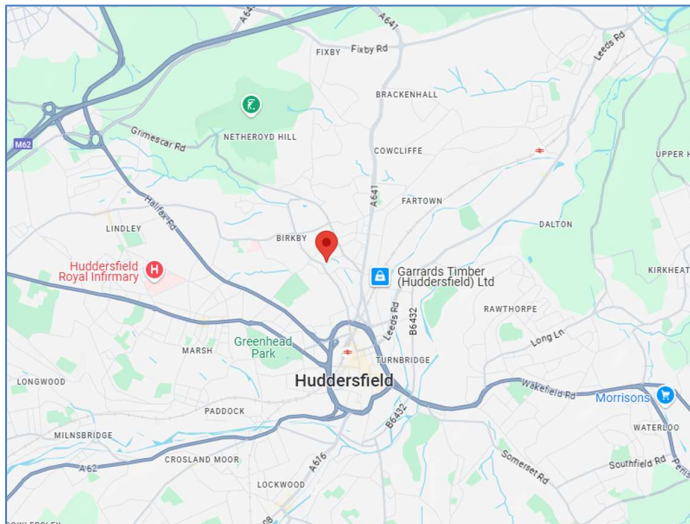
The property benefits from on street car parking to the front. Nearby off road car parking can be made available by separate negotiation.

LOCATION

The property is located along Common Road, a short distance from St Johns Road which is the main road that leads to Huddersfield Town Centre and surrounding towns.

The site is accordingly well positioned for access to Huddersfield town centre, is on a bus route, and is near to local schools.

The area also benefits from good access to Junctions 24 & 25 of the M62 motorway network and is near to local amenities, including convenience stores and an Asda Superstore nearby.



ACCOMMODATION

GROUND FLOOR

Entrance Lobby and WC 13.19m² (142ft²)

FIRST FLOOR

Open Plan Area plus Private Offices. 126.35m² (1,360ft²)

Total 139.54m² (1,502ft²)

OUTSIDE

The property benefits from on street car parking to the front. A nearby plot of land is available for off road car parking, subject to the tenants requirements and by separate negotiation.

RENT

£14,000 per annum.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£8,300

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (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 Wilson

Jonathan.wilson@bramleys.com

George Aspinall

George.aspinall@bramleys.com

LEASE TERMS

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

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: D.

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

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