

bramleys

COMMERCIAL

To Let

The Dickinson Suite
92 New North Road
Huddersfield HD1 5QP

Rent:
£450 pcm



OFFICES SUITE WITHIN AN ATTRACTIVE CHARACTERFUL BUILDING

23.88m² (257ft²)

- Good on-site car parking available
- Well positioned for access to Huddersfield town centre and Junction 24 of the M62 motorway network

INVESTMENT • INDUSTRIAL • RETAIL • OFFICE • LAND

DESCRIPTION

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.

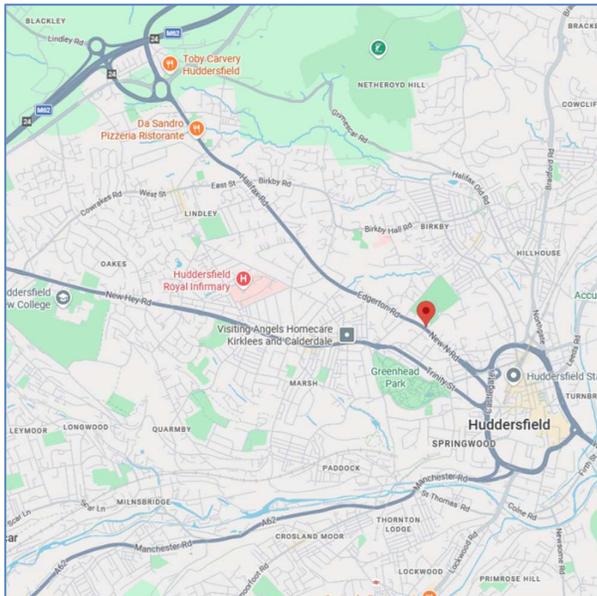
The office suite is positioned to the front of the property accessed off the main entrance hall and has the benefit of good natural light and original features throughout.

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.

LOCATION

The property is positioned fronting New North Road on the edge of Huddersfield town centre. It has on-street car parking nearby and is accessible for the town centre and Junction 24 of the M62 motorway network, making Leeds and Manchester within easy reach.



ACCOMMODATION

GROUND FLOOR
Office Suite 23.88m² (257ft²)

OUTSIDE

The suite benefits from one designated car parking space, but with further spaces being available subject to agreement with the landlord. On street parking nearby.

RENT

£450 pcm

This excludes utilities (see Services below).

SERVICES

The rent includes water and buildings insurance, however the tenant will be responsible for electric and gas which is recharged by the landlord. The tenant will also be responsible for business rates.

RATEABLE VALUE (From 1st April 2026)

£3,050

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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LEASE TERMS

The property is offered by way of a new lease for a minimum term of 12 months. The landlord will be responsible for the communal areas and the structure of the building. The tenant will be responsible for maintenance within their demise. Leases will be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. 1

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VAT

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

EPG ASSET RATING: To be re-assessed

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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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