

**Office 3  
291 Wakefield Road  
Lepton  
Huddersfield HD8 0EL**

**Rent: £325  
Per Calendar  
Month**



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## **MODERN OFFICE PREMISES**

**11.8m<sup>2</sup> (127ft<sup>2</sup>)**

- Good car parking
- Prominent main road position
- 4 miles from Huddersfield town centre

## DESCRIPTION

The property comprises a detached stone built office building constructed under a gable pitched roof. The property provides office accommodation finished to a modern specification, having spotlighting, PVCu double glazed windows and central heating throughout.

The property benefits from having a tarmacadam car parking area to the rear of the building providing car parking spaces for the whole property, including 2 EV charging points.

The accommodation faces the rear of the building and is accessed from the rear. There is access to communal toilets and kitchen facilities. The accommodation extends to 11.80m<sup>2</sup> (127ft<sup>2</sup>) on the 2<sup>nd</sup> floor, and provides an opportunity to lease good quality office accommodation with good car parking in a prominent position.

## LOCATION

The property is located on a prominent main road position fronting the main Wakefield Road (A642) which links Huddersfield with the villages of Lepton, Emley and Grange Moor, in addition to providing access to the M1 motorway network at West Bretton which is approximately 9 miles away.



## ACCOMMODATION

Office 3 11.80m<sup>2</sup> (127ft<sup>2</sup>)

## OUTSIDE

There is tarmacadam car parking to the rear for approximately 28 cars including 2 EV points for the whole of the property, with a set number of spaces allocated to each unit. Additional parking may be negotiated on a separate basis.

## RENT

Office 3 - £325 per calendar month

## RATEABLE VALUE

TBA

## 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 J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall  
[george.aspinall@bramleys.com](mailto:george.aspinall@bramleys.com)

## LEASE TERMS

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

## SERVICE CHARGE

Maintenance externally including the car park, CCTV, gate, fire alarm is recharged via a service charge. The service charge includes gas and water. Electricity will be charged separately.

## 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: TBC

# 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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