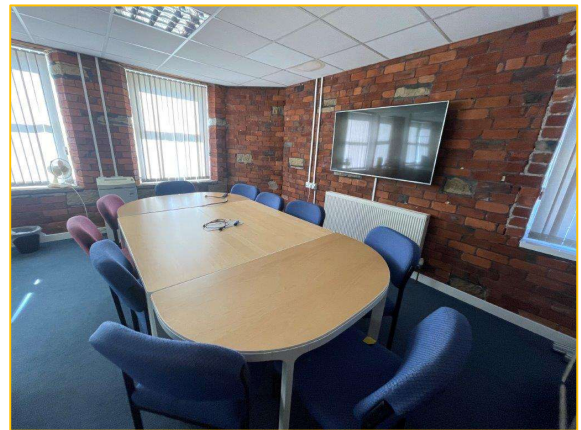


**Office premises**  
**Fair Lea Road**  
**Taylor Hill**  
**Huddersfield HD4 6JA**

**Rent : From**  
**£575 PCM**



## OFFICE PREMISES

**166.39m<sup>2</sup> (1,791ft<sup>2</sup>)**

- Finished to a good standard with exposed brick, suspended ceilings, modern specification lighting and central heating
- Well positioned and accessible for Huddersfield town centre and having good on-site car parking

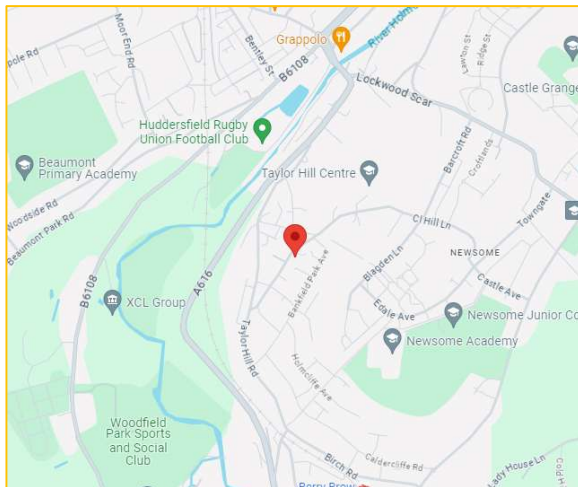
## DESCRIPTION

The property comprises a 3 storey stone built property which is part of a former mill complex and subsequently been converted to provide good quality office accommodation. The property has a ground level entrance with predominantly open plan accommodation to the first and second floors. The accommodation has suspended ceilings, modern specification lighting, central heating and incorporates the original features of the building with exposed brick and stonework.

The building has the added benefit of a small car parking area which is self-contained and will provide parking for approximately 6 cars.

## LOCATION

The property is positioned in the Taylor Hill district of Huddersfield approximately 2 miles to the south of the town centre. This is a predominantly residential area however there is a range of former mill buildings positioned between Taylor Hill Road and Fair Lea Road which the property comprises part. This is an accessible area with good access to areas within the Holme Valley and within easy reach of Huddersfield ring road.



## ACCOMMODATION

GROUND FLOOR	17.65m <sup>2</sup> (190ft <sup>2</sup> )
Entrance Hall	
Kitchen	
WC Facilities	

FIRST FLOOR	69.84m <sup>2</sup> (752ft <sup>2</sup> )
Open plan office	

SECOND FLOOR	78.94m <sup>2</sup> (850ft <sup>2</sup> )
Open plan office	

**Total:** 166.45m<sup>2</sup> (1,792ft<sup>2</sup>)

## OUTSIDE

Onsite car parking is available to the side for approximately 6 cars.

## RENT

First Floor: £625 pcm  
Second Floor: £575 pcm  
If taken as a whole: £12,000 per annum

## RATEABLE VALUE & UNIFORM BUSINESS RATE

TBA

Uniform Business Rate of 49.9p/55.5p/£ (2025/26).

It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

## 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](mailto:Jonathan.wilson@bramleys.com)

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 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: 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

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