

Office Building
St Thomas' Road
Huddersfield
HD1 3LG

Rent:
£20,000
per annum



GOOD QUALITY OFFICE PREMISES

228.09m² (2,455ft²)

- Main road position
- Outskirts of Huddersfield town centre
- Good access to Huddersfield Ring Road and Junctions 24 & 25 of the M62 motorway network
- Predominantly open plan

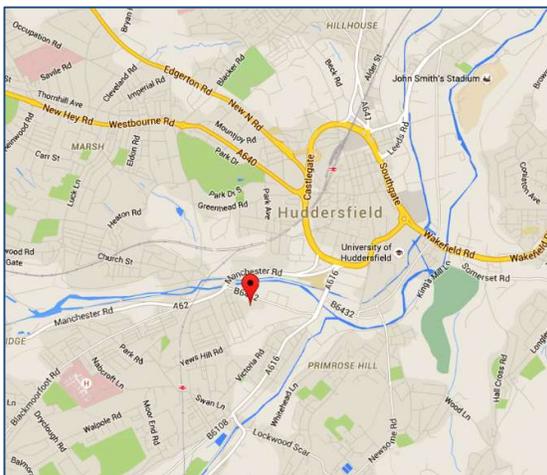
DESCRIPTION

The property comprises a suite of offices which form part of a larger building. The premises are single storey with the front section being of brick construction with a row of windows across the full elevation. To the rear is the third office suite which is formed out of a former north light roof constructed mill factory property.

The office suite extends to 228.1m² (2,455ft²) of predominantly open plan accommodation which benefits from having dado trunking for computer cabling, suspended grid ceilings, demountable partitioned meeting room and kitchen area, and inset modern specification lighting.

LOCATION

The premises are situated in a prominent main road position on the outskirts of Huddersfield town centre in a recognised business location. The premises benefit from 6 designated car parking spaces in a nearby private car park with on-street car parking also available within close proximity. This location is accessible for both Huddersfield town centre and the Ring Road which links Manchester Road, Chapel Hill and Leeds and Wakefield Roads.



ACCOMMODATION

OFFICES 222.1m² (2,455ft²)
Including:
2 Private Offices
Partitioned Meeting Room
Kitchen Area

OUTSIDE

Car parking is available by separate negotiation.

RENT

£20,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£11,500

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 joint Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Jason Metcalfe

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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 with the landlord being responsible for external repairs and decorations & repairs and decorations to the communal parts but having the ability to recharge a proportion of the costs to the tenants by way of a service charge. The lease is to be contracted out of the Landlord and Tenant Act 1954, part 2.

LEGAL COSTS

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

VAT

VAT will be charged on the rent and service charge.

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 in situ 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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