

**1st Floor Office Suite
Unit 4
Pennine Business Park
Longbow Close, Bradley
Huddersfield HD2 1GQ**

**Asking Rent:
£50,000
per annum**



1ST FLOOR OFFICE SUITE WITHIN MODERN PAVILION STYLE OFFICE BUILDING

379.35m² (4,083ft²)

- Positioned on a popular business park approximately 3 miles to the north of Huddersfield town centre
- Raised access floors, air conditioning and modern specification lighting
- Excellent on site car parking
- Conveniently positioned for Huddersfield, Halifax and Brighouse and a short distance from Junctions 24 & 25 of the M62 motorway network.

DESCRIPTION

The accommodation occupies the 1st floor of this modern detached two storey office building and extends to 379.35m² (4,083ft²). It provides adaptable accommodation which is currently open plan and suitable for a wide range of business uses, including quasi medical use.

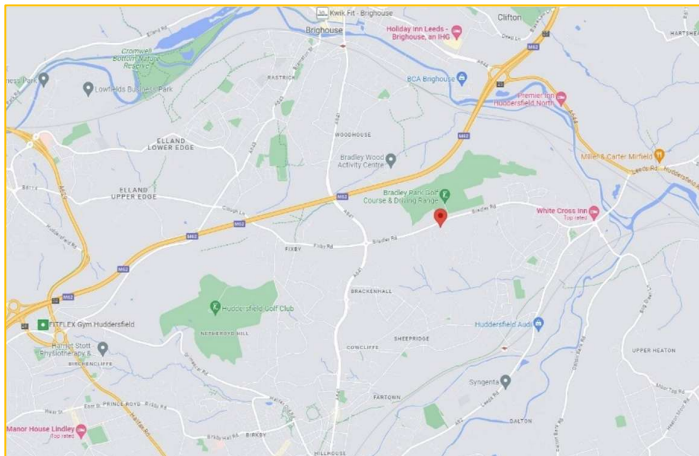
The offices have the benefit of having raised access floors, suspended grid ceilings with modern specification lighting, air circulation panels, air conditioning unit and intercom entry system.

The building has the benefit of ample car parking and is positioned on a popular office park approximately 3 miles to the north of Huddersfield town centre.

LOCATION

The property forms part of the Pennine Business Park development which is located within Bradley, approximately 3 miles to the north of Huddersfield town centre. The principal access is via the Bradley Road (A6107) which links the Bradford Road (A641) with the Leeds Road (A62).

It is well located for access to Huddersfield, in addition to the M62 motorway network at Junctions 24 (Ainley Top) & 25 (Brighouse).



ACCOMMODATION

GROUND FLOOR

Shared Entrance Lobby
Staircase leading to:-

FIRST FLOOR

Open plan office 379.35m² (4,083ft²)

OUTSIDE

There is designated car parking available for approximately 15 cars.

RENT

£50,000 per annum

RATEABLE VALUE AND UNIFORM BUSINESS RATE

To be assessed.

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p/£ (2025/26).

VIEWING

Contact the Joint Agents.

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VAT

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

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms. The landlord would consider a sale, subject to negotiation.

REFERENCES

Prospective Tenants are required to be referenced. If 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.

LEGAL COSTS

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

EPC – B Rating.

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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