

**Independence House
Holly Bank Road
Lindley
Huddersfield HD3 3HN**

**Rent: On
Application**



MODERN OFFICE ACCOMMODATION

From 17.28m² (186ft²) to 84.08m² (905ft²)

- Good specification offices
- Within 2 mins of Junction 24 of the M62 motorway network
- On-site car parking available

DESCRIPTION

A former Victorian mansion which is now known as Independence House extends over four storeys providing office accommodation throughout. This attractive stone built building offers traditional but modern accommodation with spaces available on the ground, first, and second floors.

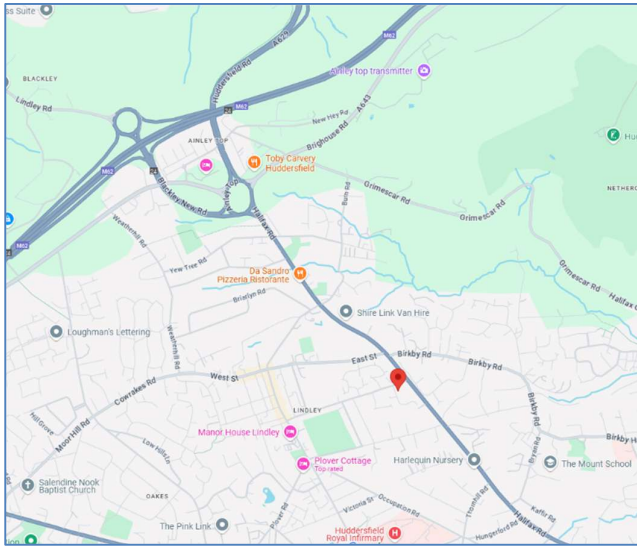
Each available office is unique and can be customised to meet an occupier's requirements.

The property benefits from generous on site allocated parking, communal conference room (booking system), communal kitchen and intercom system.

LOCATION

Independence House overlooks the A629 (Halifax Road) and is positioned off Holly Bank Road. The property is two minutes away from Ainley Top which allows access to J24 of the M62 going towards Leeds and also Manchester.

The property is located on the main corridor (A629) into Huddersfield Town Centre and the surrounding areas providing excellent exposure for businesses and convenience for their customers.



ACCOMMODATION

FLOOR	ROOM	m ²	ft ²
Ground	G01	30.79	327
First	F11	84.08	905
Second	S01	26.80	288
Second	S03	17.28	186

OUTSIDE

The property benefits from on-site car parking.

RENT

On application

RATEABLE VALUE

Each office has been assessed separately for business rate purposes.

The current Uniform Business Rate applied for the year 2025/26 is 49.9p/55.5p/£. It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

George Aspinall

george.aspinall@bramleys.com

Jonathan Wilson

Jonathan.wilson@bramleys.com

LEASE TERMS

The suites are offered by way of a new lease on an internal repairing and insuring basis for a minimum term of 12 months.

SERVICE CHARGE

The landlord will insure the building, maintain the common areas and the external fabric of the building in addition to arranging for disposal of waste, cleaning common areas and buildings insurance. A proportion of these costs will be charged back to the tenant.

LEGAL COSTS

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

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.

VAT

VAT is chargeable on the property or rent.

EPC ASSET RATING: C Rating.

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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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