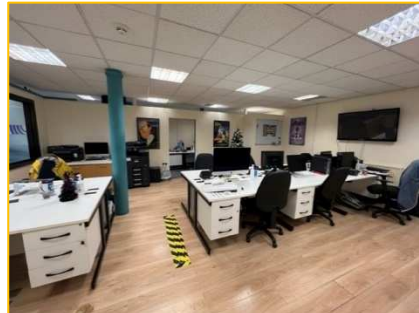


Lower Ground Floor Office
7 St Georges Square
Huddersfield
HD1 1LA

Rent:
£9,000
per annum



LOWER GROUND FLOOR OFFICE SUITE

144.83m² (1,559ft²)

- Prominent town centre position opposite Huddersfield Railway Station
- Positioned within the commercial district of Huddersfield town centre
- Grade 2 Listed building

DESCRIPTION

The office premises occupy the lower ground floor of this attractive Grade 2 listed building situated within St Georges Square opposite Huddersfield Railway Station. The property is positioned within the business district of Huddersfield town centre within walking distance of the bus station and multi-storey car parks. It is accordingly well positioned for commuters and benefits from all amenities provided within the town centre.

The premises extend to 144.83m² (1,559ft²) providing predominantly open plan accommodation, having suspended ceilings with inset modern specification lighting, gas fired central heating and good natural light, in addition to a pleasant aspect over St Georges Square.

The availability of the office premises provides an excellent opportunity for a business to lease premises in this attractive and prestigious property, benefiting from high visibility to commuters at Huddersfield Railway Station.

LOCATION

The property is positioned within Huddersfield town centre opposite Huddersfield Railway Station and within walking distance of the town centre bus station.

Huddersfield is a university town having a population of approximately 163,000, being the administrative centre of the Kirklees Local Authority area, in addition to the police station, the County Court, Sainsburys supermarket and being on the south-western edge of the town centre.

The town benefits from good connectivity, being accessible to the M62 at Junctions 23 and 24 in addition to having excellent train links on the transpennine express line between Leeds and Manchester.



ACCOMMODATION

■ LOWER GROUND FLOOR	144.83m ² (1,559ft ²)
Reception	
Office accommodation	
Private office/Meeting room	
3 Store rooms	
Male and female toilet facilities	
Kitchen area	

RENT

£9,000 per annum

RATEABLE VALUE & UNIFORMED BUSINESS RATES

£9,900

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p/£ (2023/24). It is recommended that the incoming 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

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

George Aspinall
George.aspinall@bramleys1.co.uk

LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms.

SERVICE CHARGE

A service charge will be levied which covers gas and water, both communal and for each office at 7 St Georges Square. It also covers the communal cleaning of the block along with general litter picking. The charge covers general maintenance of the building, such as roof repairs, window cleaning and hygiene services for the communal toilets. The current service charge for this unit is £2,800 per annum. Buildings insurance is recharged separately, and this unit is responsible for 10% of the premium.

LEGAL COSTS

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.

LEGAL COSTS

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

VAT

VAT is charged on the property or rent.

EPC ASSET RATING: To be assessed

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

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