

# TO LET

Incentives  
Available

## FIRST FLOOR, BENT LEY HOUSE

7 & 9 Bent Ley Road, Meltham, Holmfirth HD9 4AP



## FIRST FLOOR OFFICES

56.81m<sup>2</sup> (611ft<sup>2</sup>)

- Popular location within the Holme Valley
- Car parking
- Intercom entry system
- Gas fired central heating system

T. **01484 530361**

[www.bramleys.com](http://www.bramleys.com)

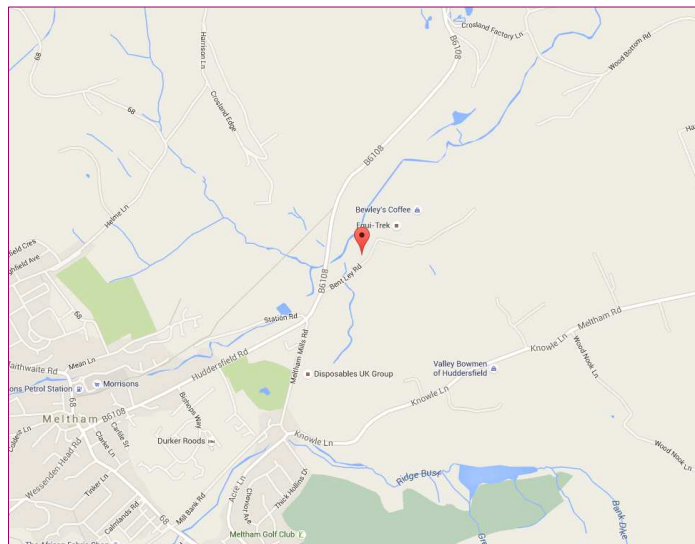
# FIRST FLOOR, BENT LEY HOUSE, 7 & 9 BENT LEY ROAD, MELTHAM

## FIRST FLOOR OFFICES

The premises occupy the first floor of this detached two storey commercial building situated within a popular commercial and industrial location in Meltham.

The offices extend to approximately 56.81m<sup>2</sup> (611ft<sup>2</sup>) and have the benefit of car parking, intercom entry system and gas fired central heating.

The premises are situated just off the Huddersfield Road on the outskirts of Meltham village and provide good access to local amenities, in addition to being approximately 5 miles away from Huddersfield town centre. They provide a good opportunity to lease good quality office premises within the Holme Valley.



### 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

## ACCOMMODATION

- GROUND FLOOR  
Entrance lobby with intercom entry system  
Staircase to:-
- FIRST FLOOR  
Landing with male and female toilet facilities  
Office accommodation 56.81m<sup>2</sup> (611ft<sup>2</sup>)  
  
(including kitchen, reception office, manager's office, general office, private office and store)

## OUTSIDE

Surfaced car parking area to the front providing space for 3 cars.

## RENT

£6,900 p/a

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£5,200

This will be charged back by the local Rating Office at the Uniform Business Rate of 46.6p/47.9p (2017/18). 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)

## VIEWING

Contact the Agents.

## LEASE TERMS

The property is offered by way of a new lease for a term of 5 years. The tenant shall be responsible for all internal repairs and decorations. The landlord will retain the responsibility for external repairs and decorations. The landlord will insure the building and have the ability to recharge an appropriation of the cost of the premium to the tenant.

## LEGAL COSTS

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

## VAT

VAT will be charged on the rent.

## EPC ASSET RATING: D

# CONTACT

## BRAMLEYS

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