

# TO LET

## OFFICE SUITES, TURNBRIDGE MILLS

Quay Street, Huddersfield HD1 6QT



## OFFICE SUITES AVAILABLE ON FLEXIBLE TERMS

5.90m<sup>2</sup> (64ft<sup>2</sup>) TO 336.25m<sup>2</sup> (3,620ft<sup>2</sup>)

- Competitive all inclusive rents available
- The building comprises part of a business complex situated on the edge of Huddersfield ring road with a wide range of services available on site including 24 hour gym and sandwich shop
- Walking distance of the train and bus stations within the town centre.
- Good on site car parking available subject to negotiation on number of spaces.
- Good quality accommodation with access to super-fast broadband

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# OFFICE SUITES, TURNBRIDGE MILLS, QUAY STREET, HUDDS

## OFFICE SUITES WITH CAR PARKING

The property comprises a two storey stone built office building which provides a mixture of open plan office space and private meeting rooms. The entire building extends to approximately 336.25m<sup>2</sup> (3,620ft<sup>2</sup>), but can be let as individual offices from 5.9m<sup>2</sup> (64ft<sup>2</sup>).

The building provides good quality office accommodation within walking distance of Huddersfield Town Centre and providing good car parking provision with the benefit of access to super-fast broadband and on site gym and sandwich shop and being situated on the site adjacent to the Sainsburys supermarket.

The letting of the entire building can be agreed or alternatively flexible terms will be offered at competitive rents for smaller individual offices for existing businesses or new business start-ups.

The building has the benefit of central heating, double glazing and modern specification lighting. It is in an accessible position just off the A62 Leeds Road but also having good access to the A629 Wakefield Road which are two of the main arterial routes serving Huddersfield Town Centre which provides easy access to all necessary amenities.



### ACCOMMODATION

GROUND FLOOR 189.21m<sup>2</sup> (2,037ft<sup>2</sup>)

Open plan office with glass  
Partitioned meeting room

FIRST FLOOR 147.04m<sup>2</sup> (1,583ft<sup>2</sup>)

Comprising:

Office 1 Open plan office with partitioned store	103.51m <sup>2</sup> (1,114ft <sup>2</sup> )
Office 2 – Private office	11.39m <sup>2</sup> ( 123ft <sup>2</sup> )
Office 3 – Private office	13.11m <sup>2</sup> ( 141ft <sup>2</sup> )
Office 4 – Private office	5.90m <sup>2</sup> ( 64ft <sup>2</sup> )
Office 5 – Private office	13.13m <sup>2</sup> ( 141ft <sup>2</sup> )

**TOTAL 336.25m<sup>2</sup> (3,620ft<sup>2</sup>)**

### OUTSIDE

On site car parking is available with the number of spaces being subject to negotiation with the Landlord. Additional on-street car parking is available on a pay-and-display basis.

### RENT

On application.  
Rents from £20.00 per week.

### RATEABLE VALUE & UNIFORM BUSINESS RATE

To be Assessed

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 by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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 Agents.

### LEASE TERMS

The property is offered by way of new leases for terms to be negotiated which shall be on full repairing and insuring terms and incorporate annual rent reviews after completion of the 2<sup>nd</sup> year. Individual offices let on minimum 12 month leases.

### LEGAL COSTS

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

### VAT

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

### EPC ASSET RATING: D

#### 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

## CONTACT

### BRAMLEYS

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