

TO LET

OFFICE SUITES, TURNBRIDGE MILLS

Quay Street, Huddersfield HD1 6QT



OPEN PLAN OFFICE SUITE

189.21m² (2,037ft²)

- 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.

T. **01484 530361**

www.bramleys.com

OFFICE SUITE, TURNBRIDGE MILLS, QUAY STREET, HUDDS

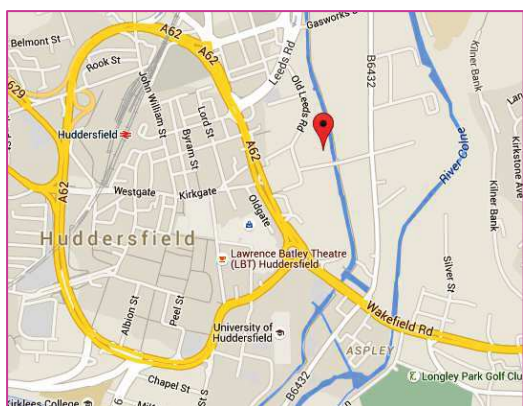
OFFICE SUITE WITH CAR PARKING

The property comprises a two storey stone built office building which provides a mixture of open plan office space and private meeting rooms. The open plan office extends to approximately 189.21m² (2,037ft²), and presents the option of leasing 2 private offices to the first floor which provide a further 264ft².

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 premises comprise part of a shared office building, having common areas, toilet and kitchen in shared use with other occupiers. However, the accommodation itself is fully self contained, having a gas fired central heating system, data cabling and glazed partitioning to meeting room and director's office.

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.



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

ACCOMMODATION

GROUND FLOOR

189.21m² (2,037ft²)

Open plan office with glass
Partitioned meeting room

Additional accommodation is available by negotiation providing a further 24.53m² (264ft²).

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

£20,400 per annum

The tenant will be responsible for contributing a proportional cost towards the provision of electricity, gas, buildings insurance and water supply to the premises.

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be Assessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p/49.3p (2018/19). 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

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 2nd year.

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

CONTACT

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