

# TO LET

**1<sup>ST</sup> FLOOR, 2 YATES LANE**  
Milnsbridge, Huddersfield HD3 4NW



**1<sup>ST</sup> FLOOR OFFICE SUITE**  
38.17m<sup>2</sup> (411ft<sup>2</sup>)

- Available at an all-inclusive rent
- Benefiting from gas fired central heating and PVCu double glazing
- Within close proximity to on-street car parking
- Suitable for a small independent business or existing business seeking to relocate

T. **01484 530361**  
[www.bramleys.com](http://www.bramleys.com)

# 1<sup>ST</sup> FLOOR, 2 YATES LANE, MILNSBRIDGE, HUDDERSFIELD

## 1<sup>ST</sup> FLOOR OFFICE SUITE

The premises occupy the first floor of this two storey corner terraced commercial building situated in the centre of Milnsbridge in a high profile corner position, having good visibility for business signage.

The accommodation extends to 38.17m<sup>2</sup> (411ft<sup>2</sup>), having the benefit of gas fired central heating, double glazing and an independent access, and being available at an all inclusive rent on flexible lease terms.

The premises would suit small business start ups in a variety of industries, with the previous occupier having been in the electronics industry.

The premises are available for immediate occupation, subject to negotiating satisfactory lease terms.

### ACCOMMODATION

**FIRST FLOOR**  
3 Private Offices  
WC

38.17m<sup>2</sup> (411ft<sup>2</sup>)

### OUTSIDE

There is on-street car parking available in close proximity.

### RENT

£495 per calendar month (£5,940 per annum)

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£3,550

This will be charged back by the local Rating Office at the Uniform Business Rate of 46.6p (2017/18). 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](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 a new lease for a term to be negotiated at an all inclusive rent, with the tenant responsible for repairs and decorations within the demise.

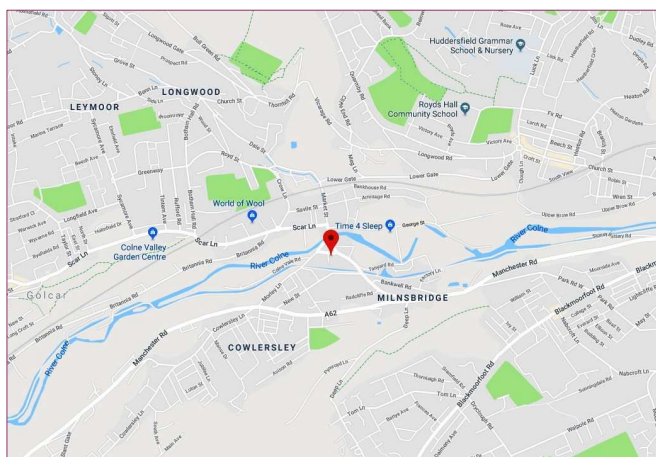
### LEGAL COSTS

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

### VAT

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

### EPC ASSET RATING: TBA



### 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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