

TO LET

OFFICE SUITE, SHAW PARK OFFICE CENTRE, SILVER STREET
Aspley, Huddersfield HD5 9AF



SELF CONTAINED OFFICE SUITE

53.72m² (578ft²)

- **All Inclusive Rent**
- Self contained office occupying part of the Shaw Park Office Centre positioned within a mile of Huddersfield town centre
- 2 Car parking spaces
- Security alarm

T. 01484 530361
www.bramleys.com

SHAW PARK OFFICE CENTRE, SILVER STREET, HUDDERSFIELD

SELF CONTAINED OFFICE SUITE

The office extends to 53.72m² (578ft²), being predominantly open plan but having a private office and separate kitchen and toilet facilities. The offices form part of the Shaw Office Park situated off Wakefield Road approximately 1 mile to the southeast of Huddersfield town centre.

The office has the benefit of a suspended ceiling with inset modern specification lighting, security alarm system and provides predominantly open plan accommodation benefiting from 2 car parking spaces.

The premises are in an accessible location within walking distance of the town centre and provide an excellent access to all areas to the south and east of the town, in addition to being accessible for the Ring Road which allows relatively easy access to all areas of Huddersfield, including Junctions 24 and 25 of the M62 motorway network.

The premises are available for a term to be negotiated and provide good sized offices suitable for a new business start-up or existing business seeking to relocate.



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

Office	35.62m ² (383ft ²)
Private Office	12.64m ² (136ft ²)
Kitchen	5.46m ² (59ft ²)

Total 53.72m² (578ft²)

OUTSIDE

Car parking is available for 2 cars immediately to the front of the property.

RENT

£680 pcm (£8,160 per annum)
Including of Business Rates and Utilities

RATEABLE VALUE & UNIFORM BUSINESS RATE

The Rates are included within the rent.

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 to incorporate 3 yearly rent reviews, with the premises being let on full repairing and insuring terms.

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 recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC



CONTACT

BRAMLEYS

14 ST GEORGES SQUARE, HUDDERSFIELD
HD1 1JF

T. 01484 530361 f: 01484 432318

E. jonathan.wilson@bramleys1.co.uk

E. jonathan.uttley@bramleys1.co.uk

www.bramleys.com