

2nd Floor
3 Carlton Place
Halifax HX1 2SB

Rent £6,500
Per annum



2ND FLOOR OFFICE PREMISES
138.80m² (1,494ft²)

- Predominantly open plan accommodation
- Town centre location
- Lift access
- Modern specification

DESCRIPTION

The accommodation occupies the 2nd floor of this three storey inner terrace stone built office building which is situated within the commercial district of Halifax town centre. The offices are finished to a modern specification incorporating PVCu double glazed windows, central heating radiators, and suspended ceilings with inset modern specification lighting.

The accommodation is predominantly open plan with some partitioned private offices and extends to approximately 138.80m² (1,494ft²).

The premises benefit from having a passenger lift.

LOCATION

The premises are positioned to the western extent of Halifax town centre a short distance from Bull Green roundabout in what is regarded as the commercial/professional district of Halifax town centre. Its position allows good accessibility to the amenities offered by the town centre and is located a short distance from a high street pay and display public car park. This is also within walking distance of Halifax bus and train stations and provides easy access onto the A58 which links Halifax with commuter roads towards Leeds, in addition to being accessible for the A629 Huddersfield Road to the south.



ACCOMMODATION

GROUND FLOOR

Shared Entrance leading to staircase

SECOND FLOOR

Landing with male and female WCs

Open plan office and

4 partitioned private offices 138.80m² (1,494ft²)

RENT

£6,500 per annum

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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RATEABLE VALUE & UNIFORM BUSINESS RATE

£13,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p/50.4p/£ (2019/20). It is recommended that the incoming 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

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on effective full repairing and insuring terms to incorporate 3 yearly rent reviews.

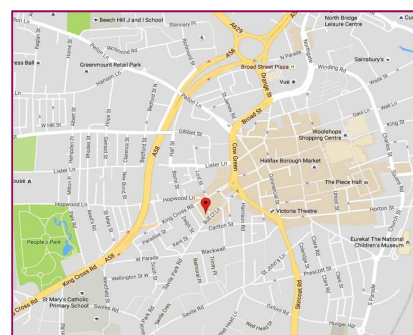
LEGAL COSTS

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 therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D



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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

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