

**Office Suite
Park Mill Way
Clayton West
Huddersfield HD8 9XJ**

**Rent:
£10 per ft²**



GROUND FLOOR MODERN OFFICE SUITE

125.80m² (1,355ft²)

- Well positioned in a location accessible for Huddersfield, Wakefield and junctions 38 & 39 of the M1
- Good on-site car parking
- Central heating and part air-conditioned

DESCRIPTION

The accommodation occupies part of the ground floor of this modern two storey office building and extends to 125.8m² (1,355ft²).

The accommodation provides good quality office space, meeting the requirement of modern day occupiers, including air conditioning, central heating, data cabling and having cabling within floor boxes. The offices have the benefit of 6 car parking spaces and are positioned in a prominent location off the Wakefield Road on the edge of Clayton West village centre. The suite has the benefit of use of shared toilet and kitchen facilities.

LOCATION

The property is located on Park Mill Way which is a complex of office and light industrial buildings. The building is at the corner of Park Mill Way and the main Wakefield Road (A638) and is in close proximity to the centre of Clayton West and the amenities offered. This is an accessible location for office use, being just off the main road and offering easy access to both Junctions 38 & 39 of the M1 Motorway network. It is strategically positioned between Huddersfield (10 miles) and Wakefield (8.5 miles) in addition to being accessible for Leeds which is approximately 20 miles to the North.



ACCOMMODATION

GROUND FLOOR

Office Suite 125.80m² (1,355ft²)

OUTSIDE

The property has the benefit of 6 car parking spaces within the shared car park to the front.

RENT

£10 per ft²

RATEABLE VALUE & UNIFORM BUSINESS RATE

£13,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 51.24p (2021/22).

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.

Jonathan J Wilson BSc(Hons) MRICS

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Jonathan Uttley

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LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate regular rent reviews and be on effective full repairing and insuring terms. A service charge is payable for the upkeep towards the common areas and car parking area.

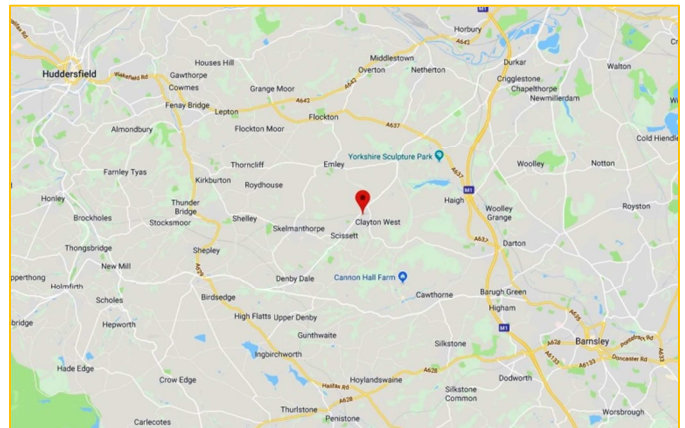
LEGAL COSTS

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: C (51).



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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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