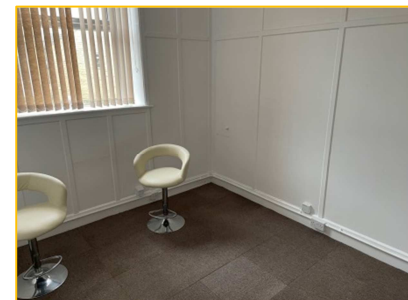


Offices 3 & 5 Marsh Mills Luck Lane Marsh Huddersfield HD3 4AB

Rent from £85
per week



OFFICES SUITES

From 10.42m² (112ft²)

- 15 Car parking spaces available
- Finished to a modern standard with heat & cool climate control system, suspended ceiling with LED lighting and computer cabling
- Well located on the edge of Huddersfield town centre with good access to Huddersfield Ring Road

DESCRIPTION

The office suite occupies the first floor of this detached office and workshop building which fronts onto St Thomas' Road and occupies part of a larger complex.

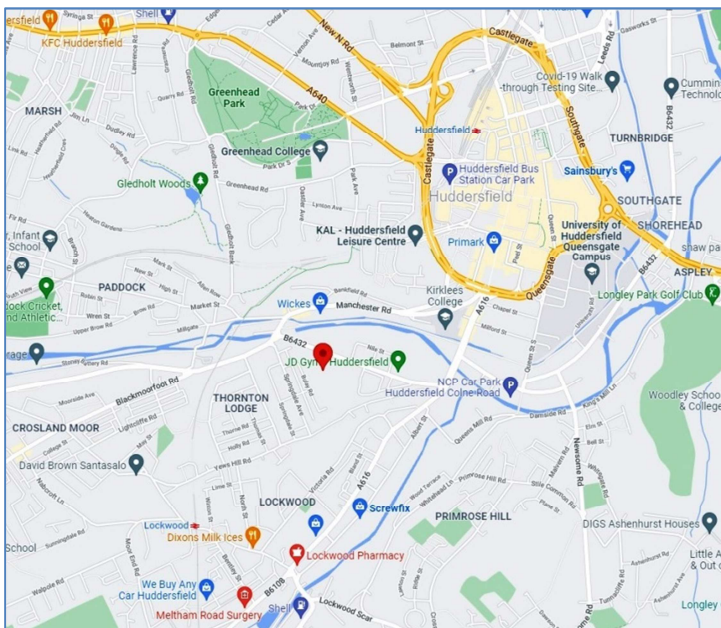
The offices are finished to a modern specification incorporating suspended ceilings with inset lighting, climate control system, data trunking and having ground level entrance and waiting area.

The suite extends to 161.94m² (1,743ft²) and offers a range of open plan and private offices, having good natural light and being finished to a high standard suitable for a range of businesses.

The offices have the added benefit of providing generous car parking for approximately 15 cars and being positioned on the edge of the town centre accessible for the Ring Road, the A62 Manchester Road and the A616 Lockwood Road.

LOCATION

The premises are positioned on the outer edge of Huddersfield Ring Road within walking distance of the town centre and provide office accommodation accessible for all areas of Huddersfield, in addition to having good access to Junctions 23 and 24 of the M62 motorway network at Outlane and Ainley Top.



ACCOMMODATION

GROUND FLOOR

Self-contained entrance lobby*
Male, Female and Disabled WCs

FIRST FLOOR

Office Suite 161.94m² (1,743ft²)

Including:

Kitchen area, private office
General office, meeting room
& private office

* There is a server room within the entrance lobby which the landlord will need to reserve access to.

OUTSIDE

Car parking is available to the front and side of the property, providing car parking for approximately 15 cars.

RENT

Office 3 £85 per week

Office 5 £85 per week

This excludes business rates and utilities which will be recharged in addition by the landlord.

RATEABLE VALUE

Rates will be recharged by the landlord as these form part of the rating assessment of the larger property.

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

Jonathan.wilson@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective 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 therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: E

bramleys.com/commercial

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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