

TO LET (May Sell)

Unit 8 Pennine Business Park
Longbow Close
Bradley Road
Huddersfield
HD2 1GQ

- High specification offices
- Vacant ground floor suite 185.8 m² (2,000 ft²)
- Air conditioning
- Total Net Internal Area 371.6 m² (4,000 ft²)
- Ample parking spaces



TO LET (May Sell)

Unit 8 Pennine Business Park
Longbow Close, Bradley Road,
Huddersfield, HD2 1GQ

- High specification offices
- Vacant ground floor suite 185.8 m² (2,000 ft²)
- Air conditioning
- Total Net Internal Area 371.6 m² (4,000 ft²)
- Ample parking spaces



Location

Pennine Business Park is prominently positioned on Bradley Road leading directly to both the A62 and the A641 Bradford/Brighouse Road. It is near to the M62 motorway (Junction 25, 2.5 miles) and to Huddersfield Town Centre. Leeds is approximately 13 miles to the East, Manchester 25 miles to the West and Bradford and Halifax 8 and 5 miles respectively to the North.

Description

The property comprises of a two storey detached brick built office building under a dual pitched and hipped slate roof.

The property provides high specification grade A, air conditioned offices. The ground floor suite provides attractive workspace benefitting from; carpet floor covering, suspended ceilings, entrance intercom, raised access floors, automated security shutters, glazed partitions and good spec kitchen/WC facilities.

Externally the property has an onsite car park to the front and side with landscaped gardens.

Accommodation

The Total Approximate net internal floor areas are:		
	Ft ²	M ²
Ground Floor:	2,000	185.8
First Floor	2,000	185.8
Total Approximate GIA	4,000	371.6
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property has been assessed for uniform business rates with a rateable value of: £38,500

Tenant to repay the landlord a proportion of the rates bill on a pro rata floor area basis.

EPC

A copy of the EPC certificate is available upon request.

Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Rent

£24,000 per annum exclusive

The landlord may consider a sale of the Freehold. Price on application.

VAT

VAT is chargeable on the rent and other landlord costs.

Legal Fees

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

For further information and viewing arrangements please contact the sole agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 36595



Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

Oak House, New North Road, Huddersfield, HD1 5LG