

TO LET

**Grade A pavilion office on popular business park
close to the M62 motorway network**

**FIRST FLOOR
UNIT 12 LONGBOW CLOSE
PENNINE BUSINESS PARK
BRADLEY
HUDDERSFIELD HD2 1GQ**



2,043 ft² (189.84 m²)

- **Modern pavilion style offices with allocated car parking**
- **Benefiting from climate control and raised access flooring**
- **Ease of access to Kirklees/Calderdale and M62 motorway network**
- **EPC: C (52)**

Hanson Chartered Surveyors
Oak House New North Road Huddersfield HD1 5LG
Telephone 01484 432043

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A Walker Singleton Group Company

Location

Pennine Business Park is located just off Bradley Road 2½ miles to the north of Huddersfield town centre.

Bradley Road leads directly to the A62 Leeds Road and the A641 Bradford Road, each providing access to the M62, at either junctions 24 or 25.

Manchester is approximately 25 miles to the west, Leeds approximately 13 miles to the east and Bradford approximately 8 miles to the north.

Description

The property comprises a modern two storey brick built detached office building under a pitched tiled roof with part glazed façade, double glazed windows and entrance doors.

Internally the accommodation is appointed to "Grade A" specification including:

- Climate controlled cooling and heating
- Raised access flooring
- Modern lighting
- Carpet floor covering
- Fully fitted kitchenette facilities
- Shared toilet facilities to main core

Externally there is a private car park.

Business Rates

Currently assessed for NDR purposes as follows:

Offices and premises £20,750 Rateable Value

The current Uniform Business Rate for 2018/2019 is 49.3p in the £ ignoring small business allowances and transitional relief. Interested parties are advised to make their own enquiries with the Charging Authority.



Accommodation

First Floor		
Offices	2,043 ft ²	(189.84 m ²)
Total GIA	2,043 ft²	(189.84 m²)

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

The property is available by way of an assignment or sub-letting of an existing lease to expire February 2020, at a passing rent of **£25,000 per annum exclusive**.

Alternatively, it may be that a new lease can be negotiated with the landlord.

VAT

The rent quoted is exclusive of VAT. We understand VAT will be chargeable.

Legal Costs

The incoming tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment contact:

Hanson Chartered Surveyors
Phil Deakin

01484 432043
phil@hanson-cs.co.uk

Walker Singleton
Ross Thornton

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Reference 38818

Subject to Contract

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTORS ACT 1991

Whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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