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



propertydetails

Location

Pennine Business Park is located just off Bradley Road $2\frac{1}{2}$ 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

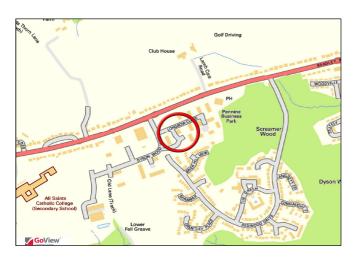
Externally there is a private car park.

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 ft² (189.84 m²)

Total GIA

2,043 ft² (13

(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 ingoing 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 01484 432043 Phil Deakin phil@hanson-cs.co.uk

Walker Singleton 01484 477600 Ross Thornton ross.thornton@walkersingleton.co.uk

Reference 38818

Subject to Contract

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Hanson Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser(s) must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Hanson Property Consultants Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and is not warranted to be in working order.

PROPERTY MISDESCRIPTIONS 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.

