

TO LET

3RD FLOOR OFFICES, 12 ST GEORGES SQUARE
Huddersfield HD1 1JF



3RD FLOOR OFFICE SUITES

28.80m² (310ft²) TO 92.53m² (996ft²)

- Town centre location
- Convenient location adjacent to railway station and within walking distance of the bus station
- Lift access
- Grade II Listed

T. **01484 530361**
www.bramleys.com

3RD FLOOR, 12 ST GEORGES SQUARE, HUDDERSFIELD

OFFICE SUITES

The offices are located on the 3rd floor of this Grade II listed building in the prime commercial area of Huddersfield.

The property provides very good access to the railway station, in addition to the bus station and multi-storey car park which are within 5 minutes walking distance.

The offices can be let as one suite extending to 92.53m² (996ft²) or as individual offices extending to 62.73m² (686ft²) and 28.80m² (310ft²).

The offices benefit from an intercom entry system, lift access, and having excellent natural light.

ACCOMMODATION

- GROUND FLOOR
Entrance lobby giving access to lift and staircase
- THIRD FLOOR
Open plan rear office 63.73m² (686ft²)
With sink unit
Office to front of building 28.80m² (310ft²)
Shared toilet facilities

RENT

Rear Office £5,500 P/A
Front Office £3,500 P/A

RATEABLE VALUE

Rear Office £6,600
Front Office £3,100

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p (2018/19). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on full repairing on insuring terms.

The landlord will insure the property, repair, paint and clean the common passages and has the right to charge back a proportion of the cost to the tenant by way of a service charge. The rear suite pays 16% of the total service charge, and the front suite pays 3.17% of the total service charge.

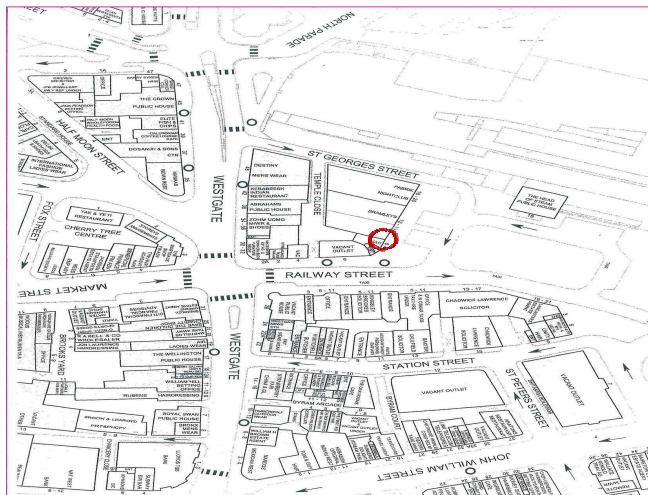
LEGAL COSTS

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 therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: F



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

CONTACT

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