

TO LET

**Town centre offices within landmark building
overlooking St. George's Square**

**LION CHAMBERS
JOHN WILLIAM STREET
ST. GEORGE'S SQUARE
HUDDERSFIELD
HD1 1ES**



260 – 406 ft² (24.15 – 37.72 m²)

- **Newly refurbished office space**
- **Iconic landmark Victorian town centre building**
- **Very close proximity to Huddersfield's main railway and bus stations**

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

enquiries@hanson-cs.co.uk
www.hanson-cs.co.uk



HANSON
CHARTERED SURVEYORS

A Walker Singleton Group Company

Location

Lion Chambers occupies a prominent position in the heart of Huddersfield town centre, close to central shopping amenities and municipal car parking. Situated overlooking St. George's Square, directly opposite the main railway station and only a short walk from the bus station, the building is easily recognisable by the presence of the imperious 'Lion' statue to the John William Street frontage.

Description

Lion Chambers is a landmark Grade II Listed building of traditional stone construction, with ornamental features, beneath pitched slate roofs.

Internally, the accommodation is arranged on first and second floor levels with central main stairwell and lift access from the John William Street entrance.

The available accommodation overlooks St. George's Square and is newly refurbished with re-plastered walls, suspended ceilings with LED lighting and modern wall-mounted electric heaters.

Accommodation

First Floor

Suite 1-2	400 ft ²	(37.16 m ²)
Suite 3	260 ft ²	(24.15 m ²)

Second Floor

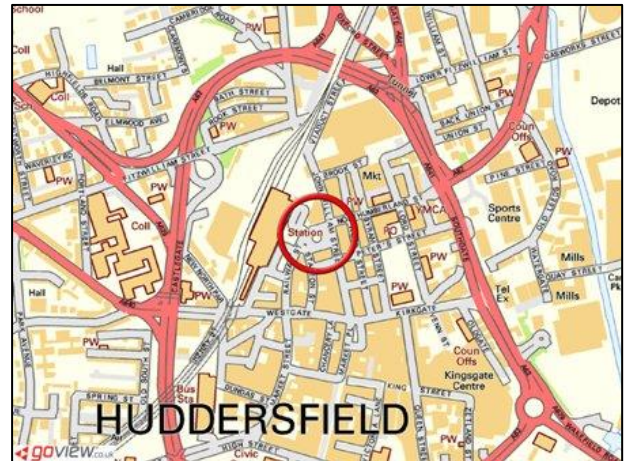
Suite 35	336 ft ²	(31.18 m ²)
Suite 35a	265 ft ²	(24.61 m ²)
Suite 36	406 ft ²	(37.74 m ²)
Total NIA	1,667 ft²	(154.87 m²)

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

Business Rates

To be re-assessed upon occupation.

The current Uniform Business Rate for 2019/2020 is 50.4p in the £ ignoring small business allowances and transitional relief.



Terms

The offices are available by of a new tenant's effectively full repairing and insuring lease for a term of years to be agreed, at the following rents:

Suite 1-2	£460 per calendar month
Suite 3	£300 per calendar month
Suite 35	£365 per calendar month
Suite 35a	£285 per calendar month
Suite 36	£440 per calendar month

The above rents are inclusive of service charge and buildings insurance contribution.

VAT

We understand no VAT is payable on the rent.

Legal Costs

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

Planning

Falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987.

Viewing

Viewing is strictly by appointment with the joint agents:

Hanson Chartered Surveyors 01484 432043
Phil Deakin phil@hanson-cs.co.uk

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

Reference 1264

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 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.



HANSON
CHARTERED SURVEYORS

A Walker Singleton Group Company