



To Let

Norwich Union House
2nd Floor
Market Street
Huddersfield HD1 2LR

3,699 - 8,382 Sq Ft
Leasehold

- Highly prominent office building
- Excellent transport links
- Car parking on site
- Commissionaire and refurbished reception

Agency | Consultancy | Development | Investment | Valuation

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RICS

Location

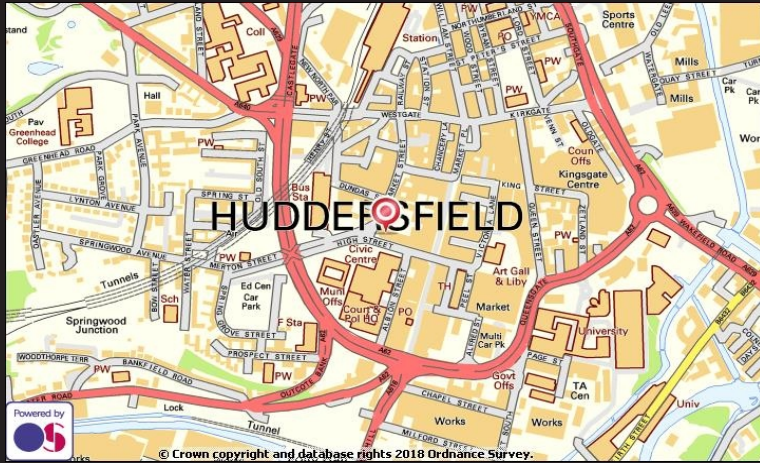
Norwich Union House is situated in a highly accessible location on the corner of Market Street and High Street within Huddersfield Town Centre. The property has excellent transport links;

Bus Station - 100 meters to the east

Railway Station - 300 meters to the north (providing direct access to Leeds 19 mins & Manchester 35 mins)

Vehicle Parking - On site, street parking and large multi-story adjacent

Nearby occupiers include Kirklees Council, The Magistrates Court, and INGEUS UK.



Description

The property is a prominent five storey office building with ground floor retail uses. A recently refurbished ground floor reception with commissionaire provides access to the lift lobby and stairwell. Two suites are available capable of being combined to provide a single suite located on the second floor. The suites have the following specification;

- Air conditioning
- Suspended ceilings with Cat II lighting
- Perimeter trunking
- High quality de-mountable (movable) partitioning
- Kitchen area
- Lift access
- Manned reception
- On site car parking

Accommodation

The suite has a net internal area of approximately 8,382 sq ft.

Left suite - 4,683 sq ft

Right suite - 3,699 sq ft

TOTAL - 8,382 sq ft

Use

Offices - Class B1

Business Rates

Rateable Value for whole floor £64,750 (Left Suite) £36,500, (Right Suite) £28,250. Interested parties are advised to contact Kirklees Council for further information.

Tenure/Terms

The suites are immediately available on flexible FRI lease terms with quoting rents available upon request.

EPC

A copy of the Energy Performance Certificate is available on request.

VAT

All prices quoted are exclusive of VAT which may be in addition to the rent.

Legal Costs

Each party are responsible for their own legal costs in connection with the transaction.

Further Information and Viewing Arrangements

Please contact the sole agents:

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