

TO LET

A room with a view! High specification refurbished town centre office suites in a prime location

**30 MARKET STREET
HUDDERSFIELD
HD1 2HG**



3,445 – 10,335 ft² (320.04 – 960.12 m²)

- **Town centre location**
- **Fully refurbished and comfort cooled**
- **DDA friendly with on site commissionaire**

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

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CHARTERED SURVEYORS
A Walker Singleton Group Company

Location

The building is prominently located within the south west quarter of Huddersfield's inner ring road, conveniently placed at the corner of Market Street with High Street. This central location provides easy access to nearby public car parks, the bus and railway stations.

Description

The building is one of Huddersfield's landmark properties within the ring road. The upper floors of this ten storey office building certainly provide one of the best working environments in Huddersfield, with fantastic panoramic views to all four sides.

The impressive ground floor manned reception has disabled access from Market Street. A significant investment has been made to refurbish the communal areas. 30 Market provides some of the best, open plan accommodation available in Huddersfield in a Disability Discrimination Act (DDA) friendly environment.

Business Rates

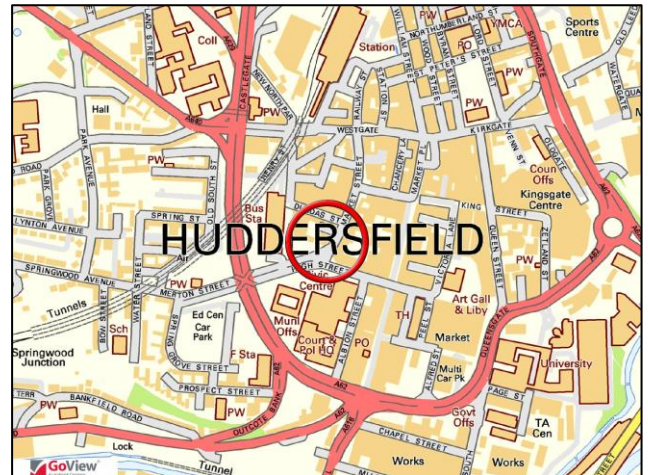
The property is assessed as follows for non domestic rating purposes:

First Floor	£33,250 Rateable Value
Eighth Floor	£25,000 Rateable Value
Ninth Floor	£25,000 Rateable Value

The current Uniform Business Rate for 2018/2019 is 49.3p in the £ ignoring small business allowances and transitional relief.

Planning

Class B1 of the Town and Country Planning (Use Classes) Order 1987.



Accommodation	ft ²	m ²
First Floor	3,445	320.04
Eighth Floor	3,445	320.04
Ninth Floor	3,445	320.04
Total NIA	10,335	960.12

Measurements taken in metric and converted to nearest imperial equivalent.

Terms

Available floor-by-floor or in combination by way of new tenant's effectively full repairing and insuring leases for a term of years to be agreed to incorporate three or five yearly rent reviews where applicable.

Rent: from £10 per ft² per annum exclusive

VAT

The rent quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Costs

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

Viewing

Strictly by appointment with the sole agent contact:

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

EPC Ratings

First Floor	G (248)
Eighth Floor	TBC
Ninth Floor	D (92)

Subject to Contract

Reference 1900

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.



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