

TO LET

West Stand Offices
The John Smith's Stadium
Huddersfield
HD1 6PG

- Modern, high quality offices
- 5,300 ft² (492.38 m²)
- Generous on-site car parking facilities
- Located along the A62 Leeds Road corridor, providing good access to the Kirklees area and the M62 motorway



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Location

The offices are located within the west stand of the John Smith's Stadium, Huddersfield. The award-winning stadium complex is widely recognised as one of Yorkshire's premier sports and leisure venues.

The stadium is extremely well-located, approximately 0.5 miles from Huddersfield town centre, whilst Junctions 24 and 25 of the M62 motorway are each just 3 miles distant.

Occupiers within the complex include Kirklees Active Leisure, Odeon Cinema, Costa Coffee and Pizza Hut.

Description

The offices offer modern, self-contained office accommodation, with dedicated entrance, suspended ceilings and modern office lighting.

The site benefits from plentiful car parking provision.

Accommodation

The total approximate net internal floor areas are:		
	ft ²	m ²
First Floor Offices	5,300	492.38
Total Approximate NIA	5,300	492.38

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Business Rates

The property has a Rateable Value of £48,750.
The current Uniform Business Rate for 2019/2020 is 50.4p in the £.

EPC

The property's Energy Performance Certificate rating is to be confirmed.

Terms

The property is available by way of new lease – terms available upon application to the agent.

VAT

All figures are exclusive of VAT.

Legal Fees

Each party will be responsible for their own legal fees incurred in any transaction.

Viewing

For further information or to arrange a viewing, please contact the agents:

Mark Hanson

Direct Line: 01484 432043
Email: mark@hanson-cs.co.uk

Phil Deakin

Direct Line: 01484 477619
Email: phil@hanson-cs.co.uk

Reference: 2805
Subject to Contract
October 19



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