

## Suites 1 & 2, Edgerton Villa

22-24 Edgerton Road, Edgerton, Huddersfield, West Yorkshire, HD3 3AD



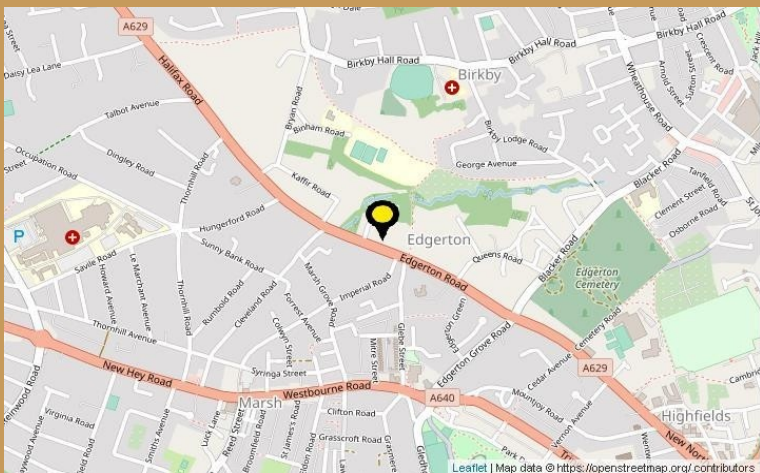
**Size: 488 to 1,757 ft<sup>2</sup> (45.39 to 163.30 m<sup>2</sup>)**

**Rent: £6,100 to 17,750 per annum exclusive**

**Period out of town offices with car parking fronting main arterial route**

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- Good quality open plan and private office layout
  - On site car parking
  - Good links to J24 M62
  - Rateable Value: £16,500 RV
  - EPC Rating: D (92)
  - Sat Nav Postcode: HD3 3AD

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metcalfecommercial.co.uk



## Location

The property is located in the popular Edgerton area of Huddersfield, being a quarter of a mile from Huddersfield town centre. Edgerton Villa has frontage to Halifax Road a main arterial route linking the town centre to Halifax and Junction 24 M62.

## Description

The property comprises a former residence, converted and extended to provide a multi-let office complex with on-site car parking.

The suites are located at first floor with shared access from the main entrance at ground floor. The suites are self-contained to first floor with good quality open plan and private offices. Appointed with good natural light, LED lighting, central heating system and carpet floor coverings. Ancillary kitchen and toilet facilities.

Available as a whole or in two suites.

Allocated on-site car parking to rear.

## Accommodation

Floor	Description	Approx ft <sup>2</sup> (m <sup>2</sup> )
First	Suite 1	488 ft <sup>2</sup> (45.39 m <sup>2</sup> )
First	Suite 2	1,255 ft <sup>2</sup> (116.62 m <sup>2</sup> )
<b>TOTAL (as a whole)</b>		<b>1,757 ft<sup>2</sup> (163.30 m<sup>2</sup>)</b>

## Planning

Falling within Class E of the Town & Country Planning (Use Classes) Order 1987, as amended September 2020.



## Terms

Leasehold:

Suite 1 £6,100 per annum exclusive

Suite 2 £12,750 per annum exclusive

As a whole £17,750 per annum exclusive

Available on a new tenants internal repairing

and insuring lease in increments of 5 years, with

5 yearly rent reviews, plus service charge.

## Rateable Value

£16,500 Rateable Value

Small Business UBR for 2020/2021 is 49.9

pence in the £. Estimated rates payable

ignoring transitional relief: £8,250.

## EPC Rating

The EPC rating for this property is: D (92)

## VAT Status

Rent is quoted exclusive of VAT, if applicable.

## Legal Costs

The tenant is to pay the landlord's legal costs incurred in the transaction.

## Viewings

By prior appointment, contact:

Jason Metcalfe

Email: [jason@metcalfecommercial.co.uk](mailto:jason@metcalfecommercial.co.uk)

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