

TO LET

**Independence House
Holly Bank Road
Lindley
Huddersfield
HD3 3HN**

- Good specification offices
- Ease of access to M62 Motorway
- Suites available from 26.57 – 229.75 m² (289 – 2,473 ft²)
- Generous allocated onsite parking

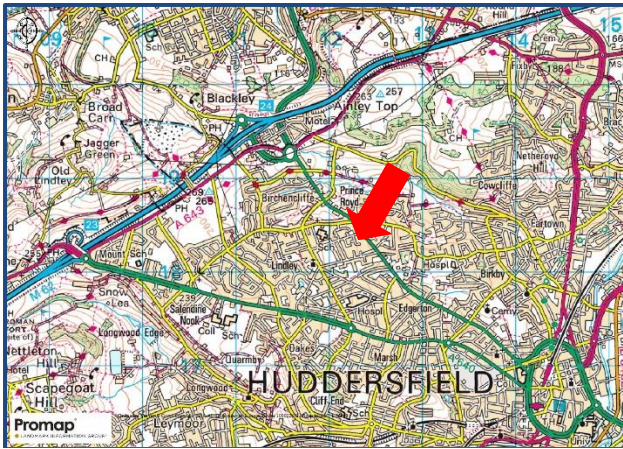


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Location

The property takes its main access off Holly Bank Road but also fronts the A629 Halifax Road in the suburb of Lindley. The A629 Halifax Road is one of the main arterial routes into Huddersfield Town centre located approximately 2.5 miles to the south east.

The property benefits from fantastic motorway links being within a few minutes drive of junction 24 of the M62 motorway which provides direct access to Leeds & Manchester and also to the wider motorway network.

Description

Independence House is a superb period office building of stone construction under a slate roof with a modern extension which is in keeping and linked at first floor level. The property provides high quality office accommodation with tremendous transport links and on site car parking.

Internally the property has been completely refurbished to offer a mixture of private and open plan office suites. The property has a manned reception area and benefits from suspended ceilings, CAT II lighting, carpet floor coverings, comfort cooling, passenger lift to parts. Each floor has dedicated WC and kitchen welfare facilities.

EPC

The property has been assessed for energy performance purposes and achieved a rating of: (C) 68.

Accommodation

The Total Approximate net internal floor areas are:		
	Ft ²	M ²
North Wing/New extension		
Lower Ground Floor suite LG07	634	58.9
Ground Floor suite: G14	1,019	94.67
First Floor suite: F10	2,473	229.75
Second Floor/Attic suite: S10 (Can be split)	2,096	194.72
South Wing/Original Building		
Ground Floor suite: G03	286	26.57
First Floor suite: F01 (Can be split)	1,079	100.24
Second Floor/Attic Suite: S01	1,228	114.08

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.

Rateable Value

Each suite has been assessed separately for business rates purposes the information can be provided upon request.

Terms

The suites are available on a new effective full repairing and insuring lease for a term of years to be agreed (by way of a service charge).

The service charge includes contributions towards external repairs, internal repairs to communal areas, all mains services, heating and buildings insurance.

Full details are available upon request



Oak House, New North Road, Huddersfield, HD1 5LG

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Rent

Price on application

The rent quoted is exclusive of any VAT which we understand is chargeable on the rent and service charge.

Legal Fees

Each party is to be responsible for their own legal fees incurred in this transaction.

Viewing

For further information or to arrange a viewing please contact:

Ross Thornton

Telephone: 01484477600

Email: ross.thornton@walkersingleton.co.uk

Or

Phil Deakin

Joint Agents – Hanson Chartered Surveyors

Direct Line: 01484 432043

Email: phil@hanson-cs.co.uk

Ref: 39613



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