

TO LET

CROWN HOUSE

SOUTHGATE
HUDDERSFIELD
HD1 6QN

*Affordable town
centre offices within
landmark building*

- > Prominent location fronting Huddersfield Ring Road
 - > Close to town centre amenities including railway and bus stations
 - > Available on flexible terms
 - > Basement car parking available
 - > 5,521 sqft (512.9 sqm) to 58,929 sqft (5,474.7 sqm)
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LOCATION

Crown House is prominently located fronting Huddersfield Ring Road on the outskirts of the town centre.

The property enjoys convenient access to all public transport links and the M62 motorway junctions providing access to the major regional centres of Leeds (20 miles), Bradford (20 miles) and Manchester (29 miles).

DESCRIPTION

Crown House comprises a ten storey purpose built office block constructed in the 1970's being accessed from a ground floor lobby/reception area.

Briefly the accommodation available comprises the following net internal floor areas:

Floor	sqm	sqft
Ground	858.4	9,240
First	512.9	5,521
Second	512.9	5,521
Third	512.9	5,521
Fourth	512.9	5,521
Fifth	512.9	5,521
Sixth	512.9	5,521
Seventh	512.9	5,521
Eighth	512.9	5,521
Ninth	512.9	5,521
Total Floor Area	5,474.7	58,929

The accommodation is offered on a floor by floor basis or in larger combinations thereof. Consideration will be given to letting of accommodation from approximately 512.9 sqm (5,521 sqft).

The layout is a combination of open plan with some private offices partitioned out.

The accommodation is of a good standard incorporating suspended ceilings with recessed fluorescent lighting, perimeter trunking and full central heating. The building is served by two passenger lifts leading to all floors.

CAR PARKING

Car spaces are available to lease within the basement car park.

RATEABLE VALUE

Individual suites will require reassessing for rating purposes upon occupation.

VAT

Prices and rental are exclusive of VAT if chargeable.

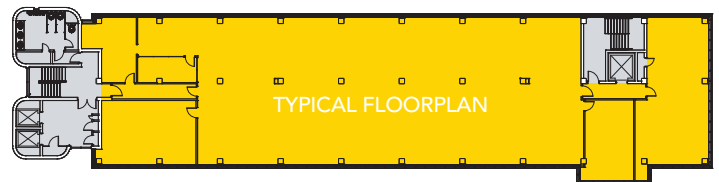
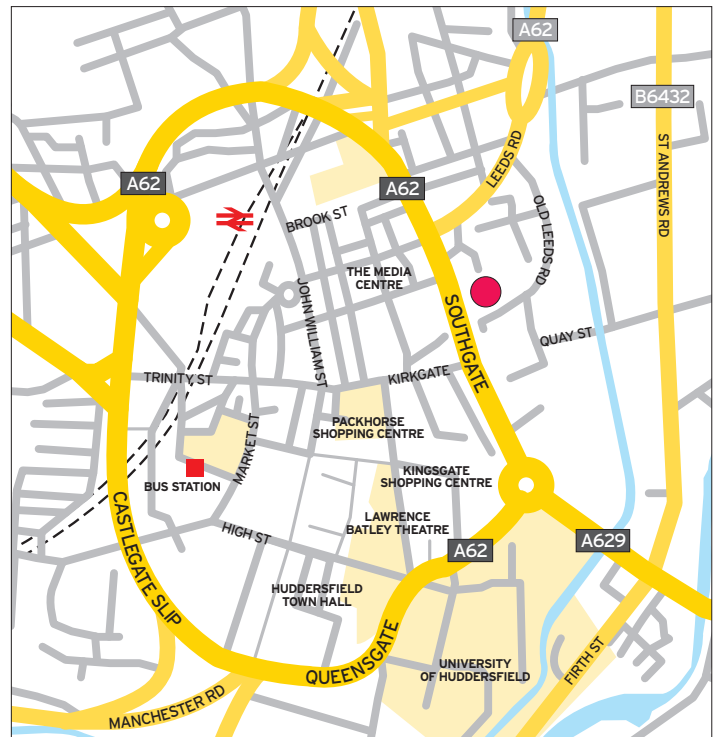
TERMS

The premises are offered to let on flexible lease terms. For further information contact the letting agents.

A service charge will be levied in respect of repairs and maintenance of common areas and the exterior of the building.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.



VIEWING

By prior arrangement with the agents:

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