

TO LET

2ND FLOOR, NORWICH UNION HOUSE, MARKET STREET
Huddersfield HD1 2LR



MODERN SPECIFICATION OFFICE SUITE

313.55m² (3,375ft²)

- Within prominent office building
- Positioned within a short walk of Huddersfield bus and train stations
- Benefiting from air conditioning, modern specification lighting and perimeter trunking

T. **01484 530361**
www.bramleys.com

2ND FLOOR, NU HOUSE, MARKET STREET, HUDDERSFIELD

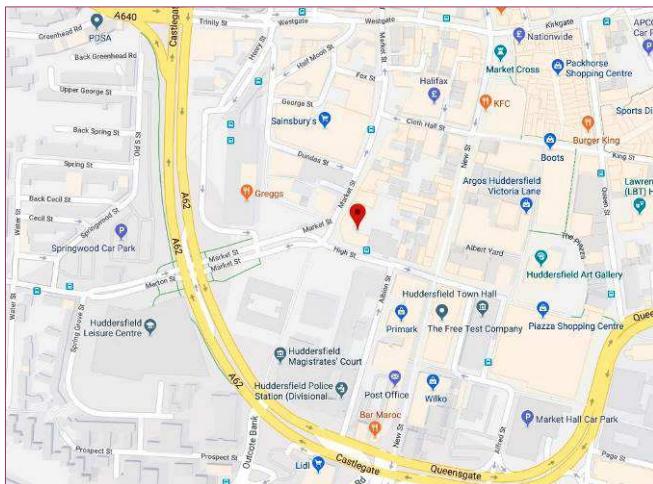
2ND FLOOR OFFICE SUITE

The property comprises a five storey office building prominently positioned within Huddersfield town centre in close proximity to the railway station and Huddersfield bus station, in addition to being a short walk from multi-storey car parking.

The building has a recently refurbished manned reception, having a lift and stairwell to all floors. The available office suite is positioned on the second floor and extends to 3,375ft², having air conditioning, suspended ceilings with modern specification lighting, perimeter trunking and benefiting from 2 on site car parking spaces.

The office suite is positioned within one of the higher quality office buildings within Huddersfield town centre and presents an excellent opportunity to lease high quality space within the town which has good links both by rail and car to Leeds and Manchester.

In addition to this suite, the adjoining suite is also available and can be leased in conjunction with the subject suite. The additional suite extends to 4,683ft².



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

ACCOMMODATION

SECOND FLOOR

Office Suite 313.55m² (3,375ft²)

OUTSIDE

There is car parking available for 2 cars, and a multi-storey car park within walking distance.

RENT

£8.50 per ft²

RATEABLE VALUE & UNIFORM BUSINESS RATE

£28,250

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.3p (2018/19). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

LEASE TERMS

The office suite is available for a term to be negotiated which shall be on effective full repairing and insuring terms, with the tenant being responsible for internal repairs and decorations and the landlord maintaining the exterior of the building and common areas, but recharging the cost of these by way of a service charge.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC

CONTACT

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