

FOR SALE/TO LET

**289-291
Huddersfield Road
Thongsbridge
Holmfirth
HD9 3UA**

- Prominent office property
- 222.42 m² (2,394 ft²)
- Busy main road frontage
- Close to town centre
- Immediate occupation available



TO LET (MAY SELL)

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Location

The property has a prominent frontage to the busy A6024 Huddersfield Road, in Thongsbridge approximately 1 mile north Holmfirth and 5.5 miles south of Huddersfield town centre.

Description

The property is a three storey stone built semi detached office property with basement stores under a dual pitched tiled roof.

Internally the property is partitioned to form open plan and private offices across all floors and benefits from Upvc double glazing, Cat 5 cabling, gas central heating, LED lighting, carpet floor coverings throughout together with kitchenette and W/C facilities on all floors.

Externally to the rear accessed via the driveway through the archway is off road parking for approximately 4/5 cars. Further car parking is available on a license from Thongsbridge Bowling Club.

Accommodation

The Total Approximate Net internal floor areas are:		
	Ft ²	M ²
Basement	328	30.48
Ground floor	593	55.14
First floor	640	59.44
Second floor	833	77.36
Total Approximate NIA	2,394	222.42

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.

Services

All mains services are connected including a gas fired central heating system, 3-phase electric and intruder alarm.

Business Rates

The property has been assessed for Business Rates as follows:

Rateable Value £3,650

EPC

The property has an Energy performance rating of: 77 (D).

Terms

The freehold property is available to purchase with vacant possession.

Alternatively, the property is available to let as a whole on a new full repairing and insuring lease for a minimum term of 3 years.

Price/Rent

Price on application

VAT

The price/rent quoted is exclusive of VAT.

Legal Fees

Each party to be responsible for their own legal costs.

Viewing

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