

**48 Station Road
Holywell Green
Halifax HX4 9AW**

**Rent
£65 per week**



OFFICE PREMISES AVAILABLE
20.44m² (220ft²)

- The office is available at a fully inclusive rent
- Positioned in a pleasant village location
- Available on flexible lease terms
- Good on-street car parking

DESCRIPTION

The premises occupy part of this two storey stone built office building positioned within the village of Holywell Green, approximately 5.5 miles to the south of Halifax town centre.

The available office benefits from having good natural light and provides an excellent opportunity for a new business start-up or small independent business to occupy affordable office accommodation in an accessible position.

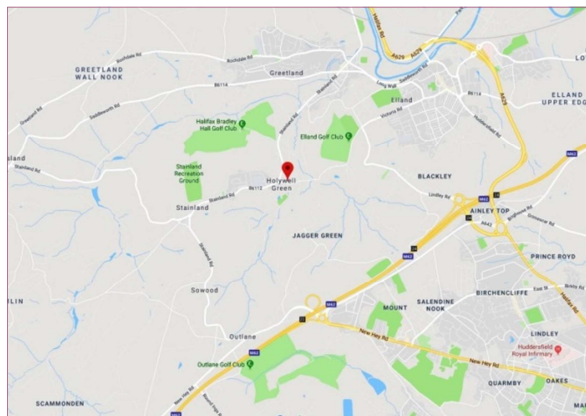
The available office extends to 220ft² on flexible terms and at a fully inclusive rent.

LOCATION

The premises are positioned in a pleasant location, having the benefit of good on-street car parking and being opposite a public car park, and having good access to Junction 24 of the M62 motorway network at Ainley Top.

VAT

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



ACCOMMODATION

FIRST FLOOR

Office No 1 (LET)	
Office No 2 (LET)	
Office No 3 (LET)	
Office No 4 (LET)	
Office No 5	20.44m ² (220ft ²)

OUTSIDE

There is on-street car parking available in the area and a public car park positioned across from the property.

RENTS

Office No 1	LET
Office No 2	LET
Office No 3	LET
Office No 4	LET
Office No 5	£65 per week (£3,380 per annum)

RATEABLE VALUE & UNIFORM BUSINESS RATE

Included within Rent

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.

Jonathan J Wilson BSc(Hons) MRICS

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Jonathan Uttley

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LEASE TERMS

The office is offered by way of a new lease for a term to be negotiated to be a minimum of 1 year, with the rent being inclusive of utilities, business rates and maintenance.

LEGAL COSTS

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

EPC ASSET RATING: B.

bramleys.com/commercial

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 insitu 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

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