



To Let

78 John William Street

Huddersfield
HD1 1EH

- Town centre offices
- 176.55 – 776.48 m² (1,900 – 8,358 ft²)
- Ideally located for public transport links.
- Newly refurbished office accommodation



Location

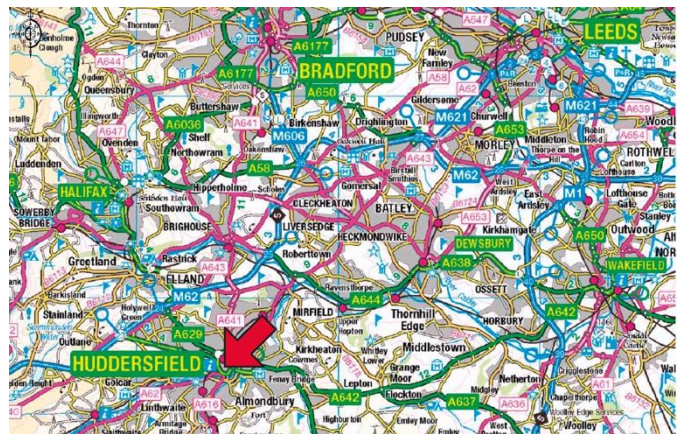
The property occupies a prominent position at the junction of John William Street and Brook Street with extensive frontages both sides. Located in a relatively central position in Huddersfield town centre opposite the railway station and within walking distance of the bus station.

Huddersfield is a university town and a major retail centre within West Yorkshire, with a residential population of 162,000 (2011 census). The town has excellent motorway links lying 2 Miles South of the M62 (via Junction 24) and is 17 Miles South West of Leeds, 11 Miles South of Bradford and 26 Miles Northeast of Manchester.

Description

A substantial town centre office building extending to 8,358 ft² NIA (776.48 m²) over 3 storeys and basement. The property can be taken as a whole or split on a floor by floor basis with each floor measuring approximately 2,080 ft² apart from the basement which measures 1,900 ft².

Internally the property is DDA compliant and benefits from plastered walls and ceilings CAT II lighting, carpet floor coverings and welfare facilities in the form of a number of kitchens and toilets throughout the property which is accessible via the personnel lift.



Accommodation

The total approximate net internal floor areas are:		
78 John William Street		
	FT²	M²
Ground Floor		
Offices	2,080	193.26
First Floor		
Offices	2,080	193.26
Second Floor		
Offices	2,080	193.26
Basement		
Offices	1,900	176.48
Total Approximate NIA	8,358	776.48
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.		

Energy Performance

An energy performance certificate is available upon request.

Terms

The premises are available To Let by way of a new Full Repairing and Insuring lease for a minimum term of three years.

A service charge will be payable.

Rateable Value

The property has been assessed for uniform business rates as follows:

Shop and premises Rateable value of £60,500

Rent

£8 per sqft + VAT

Legal fees

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

Viewing

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Or

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