

TO LET

30 Market Street
(sixth floor)
Huddersfield
HD1 2HG

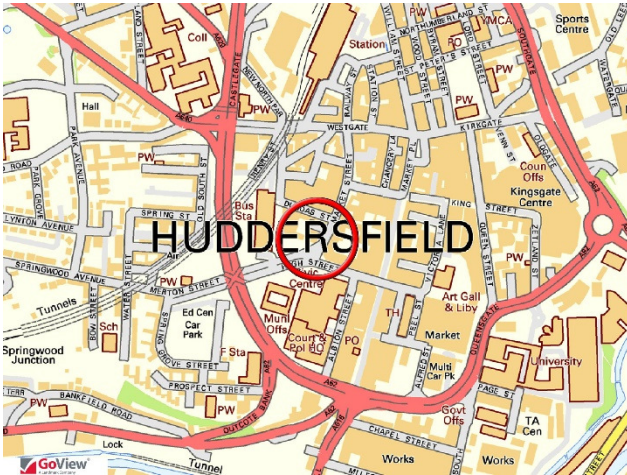
- Centrally located, modern offices
- DDA compliant accommodation, with on-site commissioner
- 3,445 ft² (320.04 m²)



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Location

The building is prominently located within the south west quarter of Huddersfield's inner ring road, conveniently placed at the corner of Market Street with High Street. This central location not only provides easy access to the amenities of the town centre, but also to nearby public car parks, as well as the bus and railway stations.

Description

The building is one of Huddersfield's landmark properties, being the tallest within the ring road. The upper floors of this ten-storey office building provide one of the best working environments in Huddersfield, with fantastic panoramic views.

The subject offices are situated on the sixth floor and comprise largely open-plan accommodation, together with a well-balanced mix of private offices and meeting rooms. Kitchen facilities are within the suite, whilst toilet facilities are within the common parts.

The property has two lifts, commissionaire-attended reception and is Disability Discrimination Act (DDA) friendly, with level access from Market Street.

Accommodation

The total approximate net internal floor areas are:		
	ft ²	m ²
Sixth Floor		
Offices	3,445	320.04
Total Approximate NIA	3,445	320.04
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.		

Terms

The property is currently held by way of a 6 year lease, expiring 20 July 2022, with a passing rent of £25,800 per annum, exclusive. Offers to sub-let or assign the existing lease will be considered, alternatively, the landlord may consider granting a new lease.

A service charge is also payable – details available upon request.

Business Rates

The property has a Rateable Value of £24,500.

The current Uniform Business Rate for 2019/2020 is 50.4p in the £, ignoring small business allowances and transitional relief.

EPC

The property has an EPC rating to be confirmed.

VAT

The rent quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Fees

To be agreed.

Viewing

To arrange a viewing, please contact the agents:

Phil Deakin

Direct Line: 01484 477619

Email: phil@hanson-cs.co.uk

Ross Thornton

Direct Line: 01484 477624

Email: ross.thornton@walkersingleton.co.uk

Reference: 1900

Subject to Contract