

TO LET

Office suite within popular business centre

**THIRD FLOOR OFFICE
BRIAN ROYD BUSINESS CENTRE
SADDLEWORTH ROAD
GREETLAND
HALIFAX HX4 8NF**



954 ft² (88.67 m²)

- **Characterful accommodation at cost-effective price**
- **Pleasant semi-rural location with on-site car parking**
- **EPC Rating – TBC**

Hanson Chartered Surveyors
Oak House New North Road Huddersfield HD1 5LG
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Location

The property is located on Saddleworth Road (B6114), Greetland and is accessed via a private estate road a short distance from the junction with Trenance Gardens.

This is a semi-rural location, approximately 1 mile due west of West Vale centre, 2.5 miles south of Halifax, and approximately 3.5 miles drive to Junction 24 of the M62 to the south east.

Occupiers at Brian Royd Business Centre include Holmbridge Engineering, Display IT and Clean Air Healthcare, whilst the wider Greetland area is home to Andy Thornton, GAMA Healthcare and Freudenberg.

Description

The accommodation is situated on the third floor of the site's principal building, a five-storey former textile mill of stone construction beneath a pitched slate roof, and is one of a number of offices on this floor.

The subject accommodation provides an open-plan main office with anteroom and has double-glazed uPVC windows, plastered and painted walls and ceilings, fluorescent strip lighting, Stiebel Eltron wall-mounted electric heaters and feature ceiling beams supported on cast iron columns. Toilet and kitchen facilities are shared with the other occupiers of the floor.

Business Rates

The property is currently assessed for non domestic rating purposes as follows:

Office and premises £TBC Rateable Value

The current Uniform Business Rate for 2018/2019 is 49.3p in the £ ignoring small business allowances and transitional relief.

Planning

Prospective tenants are advised to satisfy themselves in relation to all planning matters.



Accommodation	ft ²	m ²
<i>Third Floor</i>		
Main Office	735	68.28
Anteroom	219	20.39
Total NIA	954	88.67

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

The property is available to let by way of a new tenancy for a minimum term of 12 months.

The asking rent is **£495 per calendar month**, to include service charge and buildings insurance contribution, with electricity being separately charged through a sub-meter.

VAT

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

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Viewing is strictly by appointment with joint agents:

Hanson Chartered Surveyors 01484 432043
 Phil Deakin phil@hanson-cs.co.uk
 Mark Hanson mark@hanson-cs.co.uk

Walker Singleton 01484 477660
 Ross Thornton ross.thornton@walkersingleton.co.uk

Subject to Contract

Ref. 2750

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTIONS ACT 1991

Whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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