

TO LET

Premier House
Bradford Road
Cleckheaton
BD19 3TT

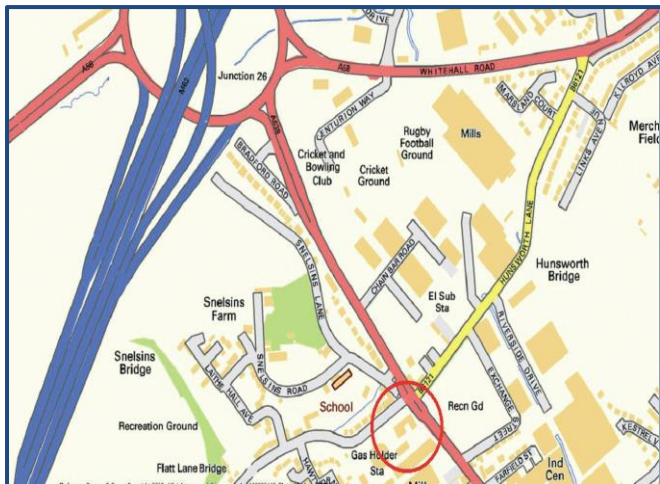
- Serviced office suites
- 27.46 – 302.58 m² (296 – 3,257 ft²)
- Prominent main road frontage
- Ease of access to junction 26 of the M62
- **£8 per sqft**



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Location

The property occupies a prominent position fronting the junction of the A638 Bradford Road and the B6121 Whitechapel Road approximately 2/3rd of a mile north west of Cleckheaton town centre and a short distance south of junction 26 of the M62 motorway which provides access in an east & west direction.

Description

The property comprises two interconnecting two-storey brick built, stone facade office buildings, both under flat roofs.

Internally the buildings have been partitioned to form a series of general and private offices over the ground and first floors, together with shared boardroom and meeting room, kitchenette, ancillary areas and w/c facilities.

The individual office suites benefit from raised access floors, air conditioning, carpeting throughout, suspended ceilings and category 2 lighting and gas fired central heating.

Legal costs

The incoming tenant will be liable for their own legal fees incurred in the transaction.

VAT

The rent quoted is exclusive of any VAT (if applicable).

Terms

The suites are available on a new full repairing and insuring lease for a minimum term of 3 years (by way of a service charge).

The service charge includes contributions towards external repairs, internal repairs to communal areas, all mains services, heating and buildings insurance.

Accommodation

| The Total Approximate net internal floor areas are: | | |
|---|----------------|-----------------|
| | M ² | Ft ² |
| Suite 1 | 56.44 | 608 |
| Suite 2 | 65.51 | 705 |
| Suite 3 | 40.91 | 440 |
| Suite 4 | 41.38 | 445 |
| Suite 5 | 27.46 | 296 |
| Suite 6 | 70.84 | 763 |
| Total Approximate NIA | 308.58 | 3,257 |

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.

Rateable Value

The premises will require re-assessment for Business Rates purposes.

EPC

The energy performance certificate is available on request.

Rent

£8 per sqft
(excl. service charge).

Viewing

For further information and viewing arrangements please contact:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 30965/Mar-17



Oak House, New North Road, Huddersfield, HD1

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