

Upon the instructions of Younger Homes (Northern) Limited

TO LET

Prominently positioned offices
to be newly refurbished

LAWSON ROAD
BRIGHOUSE
HD6 1NY



1,367 – 12,000 ft² (127 – 1,115 m²)

- High profile position overlooking A641, opposite Sainsbury's
- Extremely convenient location for Brighouse town centre and J25/M62
- Walking distance to railway station

Hanson Chartered Surveyors
Oak House New North Road Huddersfield HD1 5LG
Telephone 01484 432043

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A Walker Singleton Group Company

Location

The property occupies a prominent position overlooking Huddersfield Road (A641), opposite the Sainsbury's store. This location is convenient for all the amenities of Brighouse town centre, as well as access to the M62 at Junction 25, one mile to the east. Within walking distance of Brighouse railway station, providing a direct link to London Kings Cross.

Description

The property comprises a two storey office block of concrete frame construction with brick infill walls and concrete floors beneath a flat concrete roof.

The accommodation is arranged at basement, ground and first floor levels and is to be fully refurbished to provide high quality, modern office accommodation.

Externally, the property will benefit from on site shared car parking.

Accommodation

Second Floor

Offices (subject to planning) 4,000 ft² (371 m²)

First Floor

Offices Suite 4 2,402 ft² (223 m²)

Offices Suite 3 1,528 ft² (142 m²)

Ground Floor

Offices Suite 2 2,390 ft² (222 m²)

Offices Suite 1 1,367 ft² (127 m²)

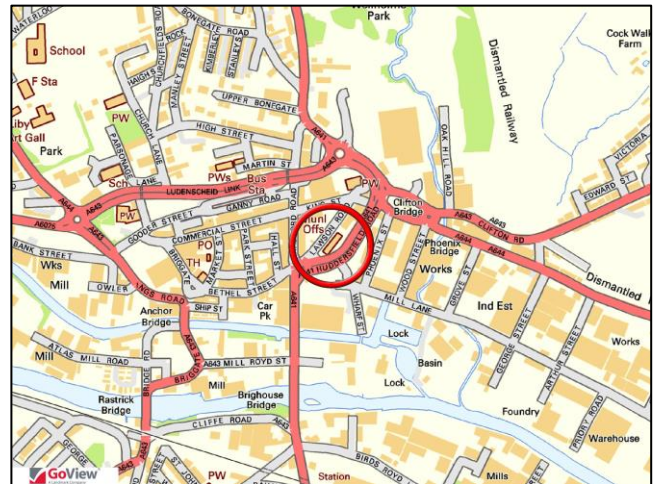
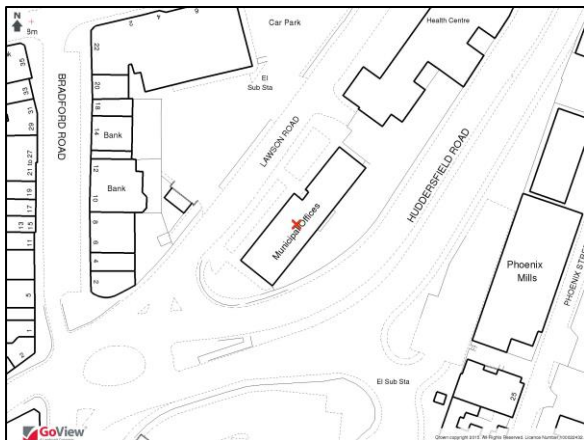
Second Floor

Basement

Stores 441 ft² (41m²)

Total NIA 12,128 ft² (1,126 m²)

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



Planning

The new units will fall within Class B1 of the Town & Country Planning (Use Classes) Order 1987.

Terms

Available by way of new tenant's full repairing and insuring leases for a minimum term of 3 years, plus site service charge.

Rent: from £10 per ft² per annum exclusive

VAT

All figures are quoted exclusive of VAT.

Business Rates

The offices will require assessment for non-domestic rating purposes upon occupation.

Legal Costs

The incoming tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment contact:

Hanson Chartered Surveyors

Mark Hanson

Phil Deakin

01484 432043

mark@hanson-cs.co.uk

phil@hanson-cs.co.uk

Reference: 2085

Subject to Contract

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Hanson Property Consultants Limited for themselves and for the vendor(s) or lessor(s) of the property whose agents they are gives notice that these particulars do not constitute, nor constitute any part of, an offer or contract. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. Any intending purchaser(s) must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give, and neither Hanson Property Consultants Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. None of the building's services or service installations have been tested and is not warranted to be in working order.

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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