

TO LET

Unit 3

177 Lockwood Road
Huddersfield
HD1 3TG

- First floor offices
- 142.06 m² (1,529 ft²)
- Good quality office accommodation
- Ideal out of town office location

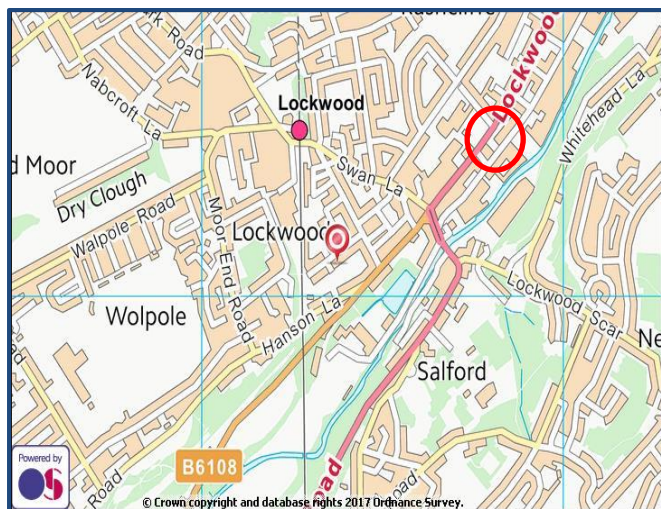


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Location

The subject property is situated between Lockwood Road and Albert Street a short distance north east of its junction with A616 Bridge Street which forms one of the main arterial routes providing access into Huddersfield town centre approximately 1 mile to the north east.

Description

The office comprises the first floor of a larger two storey mixed use building with the main entrance being on Albert Street.

Internally the property provides good quality office accommodation benefitting from CAT II lighting, gas fired central heating, perimeter trunking, integrated fire alarm system and kitchen welfare area and ladies and gents w.c provisions.

The offices will be provided with three off road car parking spaces.

Accommodation

The Total Approximate net internal floor areas are:		
	Ft ²	M ²
Total Approximate NIA	1,529	142.06
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.		

EPC

The property has been assessed with an EPC rating of The property has an EPC assessment within Band B (39).

Services

The property is connected to mains electricity, gas, water and drainage.

The Services are payable by way of service charge.

Rateable Value

The rent quoted is inclusive of business rates.

Terms

The property is available on a new full repairing and insuring lease for a minimum term of three years to be agreed. Rental deposit required.

Rent

£7,750 per annum

The rent is payable monthly or quarterly in advance by direct debit or standing order.

VAT

The rent quoted is exclusive of VAT if applicable.

Legal Fees

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

Viewing

For further information and viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 36582



Oak House, New North Road, Huddersfield, HD1 3LG

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