

# TO LET

## High quality office accommodation

90 NEW NORTH ROAD  
HUDDERSFIELD  
HD1 5NE



**313 ft<sup>2</sup> (29.12 m<sup>2</sup>)**

- **Second floor office suite within coveted period property**
- **Superb location for M62 access and convenient for town centre**
- **Simple all-inclusive rent with no VAT payable**

Hanson Chartered Surveyors  
Oak House New North Road Huddersfield HD1 5LG  
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*A Walker Singleton Group Company*

## Location

The property is well located with prominent frontage to New North Road (A629), the main arterial road providing access between Huddersfield town centre and Junction 24, M62.

This is a highly desirable locality on the fringes of the leafy suburb of Edgerton, close to Huddersfield Lawn Tennis & Squash Club.

## Description

90 New North Road is a fine Grade II Listed stone building beneath a multi-pitched blue slate roof with attractive ashlar stone façade, providing a vibrant contemporary working environment, benefiting from high quality circulation space, kitchen and washroom facilities.

The second floor office suite offers well appointed accommodation with wire-track spot lighting, ornamental fireplace, electric heating, Velux windows and electronic door entry system.

In addition, the suite benefits from complimentary use of the building's impressive shared meeting room, available through a convenient booking system.

Externally, one car parking space is available within the grounds.

## Accommodation

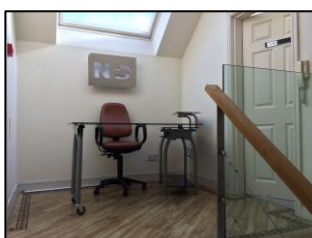
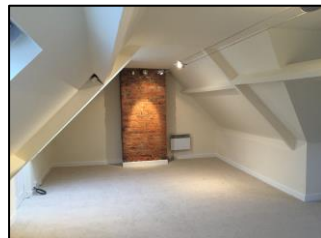
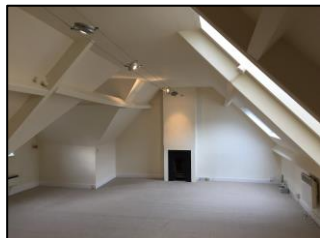
### Second Floor

Offices	313 ft <sup>2</sup> (29.12 m <sup>2</sup> )
<b>Net Internal Area</b>	<b>313 ft<sup>2</sup> (29.12 m<sup>2</sup>)</b>

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

Reference 1862

Subject to Contract



## Terms

The accommodation is available on an **all-inclusive** basis for a term of years to be agreed.

Rent: £595 per calendar month

## VAT

No VAT is payable on the rent.

## Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred.

## Viewing

Strictly by appointment with the sole letting agent:

Hanson Chartered Surveyors 01484 432043  
 Phil Deakin [phil@hanson-cs.co.uk](mailto:phil@hanson-cs.co.uk)  
 Mark Hanson [mark@hanson-cs.co.uk](mailto:mark@hanson-cs.co.uk)

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 Ross Thornton [Ross.Thornton@walkersingleton.co.uk](mailto:Ross.Thornton@walkersingleton.co.uk)

MISREPRESENTATION ACT 1967

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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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