

**7 Cartwright Court  
Bradley Business Park  
Huddersfield HD2 1GN**

**Rent: From  
£150 per  
week**



## **HIGH QUALITY MODERN OFFICES**

**From 41.81m<sup>2</sup> to 93.18m<sup>2</sup> (450ft<sup>2</sup> to 1,003ft<sup>2</sup>) NIA**

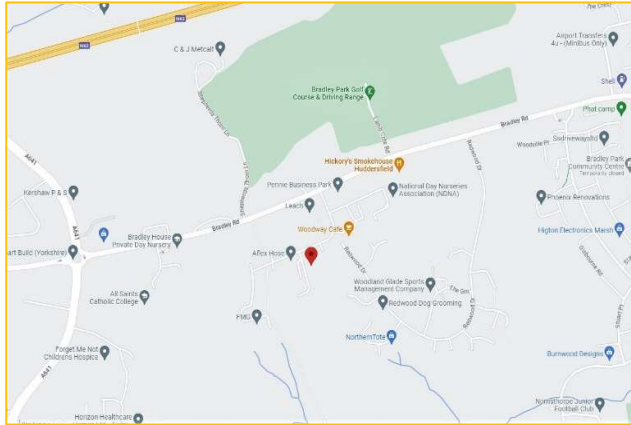
- Modern specification office situated on a popular business park
- Convenient for Huddersfield town centre and the M62 motorway network at Junctions 24 and 25
- Good on site car parking available

## DESCRIPTION

The property comprises the ground floor and part of a first floor, of this two storey modern brick-built office building located within a terrace of similar properties and situated on a popular business park which is well positioned for access to Huddersfield town centre and both Junctions 24 & 25 of the M62 motorway network.

The ground floor provides open plan accommodation which extends to approximately 93.18m<sup>2</sup> (1,003ft<sup>2</sup>) with good natural light and access off a communal entrance. The available first floor accommodation extends to 41.81m<sup>2</sup> (450ft<sup>2</sup>) and is finished to a good, modern standard.

The property has modern energy efficient LED lighting, skirting level perimeter trunking, electric heating, security grilles and security alarm system. Externally, the property benefits from good on site car parking.



## ACCOMMODATION

### NIA

**Ground Floor** 93.18<sup>2</sup> (1,003ft<sup>2</sup>)  
Suite 1  
Shared Entrance Lobby  
1 Open Plan Office with 2 private offices  
and a meeting room

**First Floor** 41.81m<sup>2</sup> (450ft<sup>2</sup>)  
Suite 2

**Total** 168.69m<sup>2</sup> (1,816ft<sup>2</sup>)

## OUTSIDE

On site car parking.

## RENT

Suite 1 - £15,000 per annum  
Suite 2 - £7,800 per annum

## VIEWING

Contact the Agents.

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## VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING: tbc**



**[bramleys.com/commercial](http://bramleys.com/commercial)**

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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