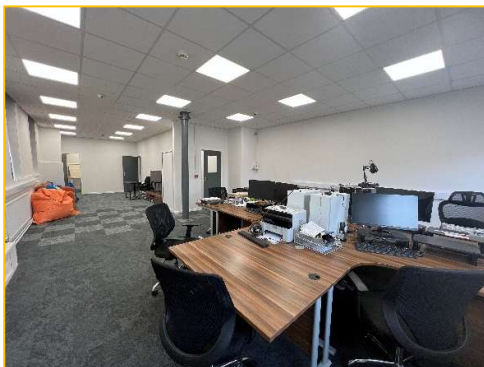


1st Floor Office
7 St Georges Square
Huddersfield
HD1 1LA

Rent:
£9,000
per annum



FIRST FLOOR OFFICE SUITE

92.4m² (995ft²)

- Prominent town centre position opposite Huddersfield Railway Station
- Positioned within the commercial district of Huddersfield town centre
- Grade 2 Listed building

DESCRIPTION

The office premises occupy part of the first floor of this attractive Grade 2 listed building situated within St Georges Square opposite Huddersfield Railway Station. The property is positioned within the business district of Huddersfield town centre within walking distance of the bus station and multi-storey car parks. It is accordingly well positioned for commuters and benefits from all amenities provided within the town centre.

The premises extend to 92.4m² (995ft²) providing predominantly open plan accommodation, having suspended ceilings with inset modern specification lighting, gas fired central heating and good natural light, in addition to a pleasant aspect over St Georges Square.

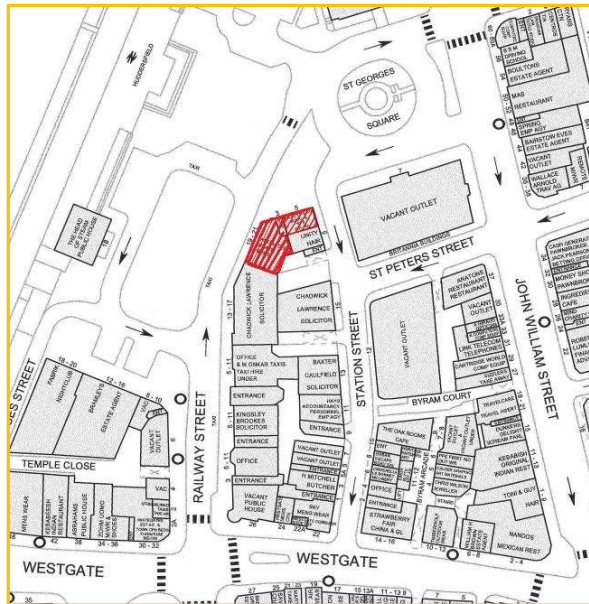
The availability of the office premises provide an excellent opportunity for a business to lease premises in this attractive and prestigious property, benefiting from high visibility to commuters at Huddersfield Railway Station.

LOCATION

The property is positioned within Huddersfield town centre opposite Huddersfield Railway Station and within walking distance of the town centre bus station.

Huddersfield is a university town having a population of approximately 163,000, being the administrative centre of the Kirklees Local Authority area, in addition to the police station, the County Court, Sainsburys supermarket and being on the south-western edge of the town centre.

The town benefits from good connectivity, being accessible to the M62 at Junctions 23 and 24 in addition to having excellent train links on the transpennine express line between Leeds and Manchester.



ACCOMMODATION

- **GROUND FLOOR**
Shared entrance lobby with staircase leading to:-
Retail Area
- **FIRST FLOOR**
Office suite 92.4m² (995ft²)
Plus a private kitchen

COMMON AREAS

The premises have the use of shared male and female toilet facilities on the first floor in addition to shared kitchen facilities.

RENT

£9,000 per annum

RATEABLE VALUE & UNIFORMED BUSINESS RATES

£ TBA

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2024/25). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

VIEWING

Contact the Agents.

Sheraz Muhammad
sheraz.muhammad@bramleys.com

George Aspinall
george.aspinall@bramleys.com

LEASE TERMS

The premises are offered by way of a new lease for a term to be negotiated on effective full repairing & insuring terms.

The Landlord retains responsibility for the external areas of the building and common parts, with the Tenant being responsible to contribute a proportion of the costs incurred in maintaining the building, the common areas, and heating the building, and the buildings insurance. The Tenants due proportion is 13%.

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is charged on the property or rent.

EPC ASSET RATING: TBC

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 insitu 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

14 St Georges Square

Huddersfield

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