

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

**Asking Price:
£325,000**



OFFICE INVESTMENT OPPORTUNITY

- **Let to Local Care Direct**
- **Initial Yield 8.9%**
- Modern pavilion style office building
- Good on-site car parking
- Well positioned for access to Huddersfield town centre and the M62 motorway network.

DESCRIPTION

The property comprises a modern two storey 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 Junctions 24 & 25 of the M62 motorway network.

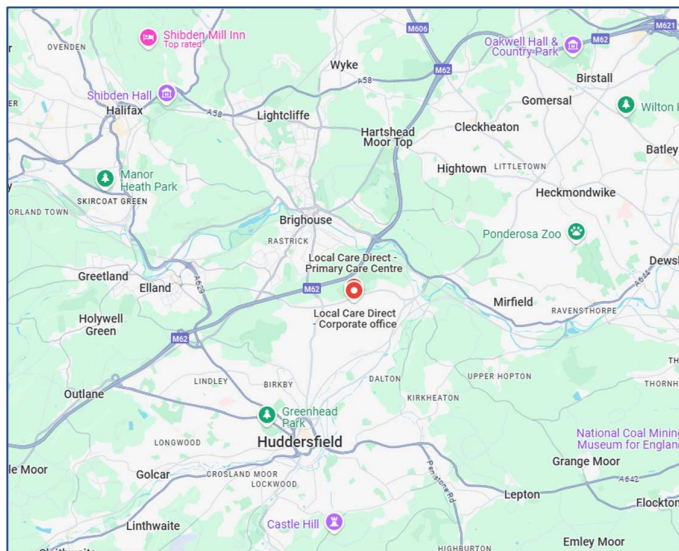
The office building provides good quality open plan modern accommodation which provides a net internal floor areas of 219.65m² (2,364ft²).

The property has the benefit of car parking to the front and is let to Local Care Direct Limited on a lease expiring 7 July 2026.

LOCATION

The property forms part of the Cartwright Court development which is located within Bradley, approximately 3 miles to the north of Huddersfield town centre. The principal access is via the Bradley Road (A6107) which links the Bradford Road (A641) with the Leeds Road (A62).

It is well located for access to Huddersfield, in addition to the M62 motorway network at Junctions 24 (Ainley Top) & 25 (Brighouse).



ACCOMMODATION

NIA

GROUND FLOOR

105.83m² (1,139ft²)

Including:-
Entrance Hall
Kitchenette
Open Plan Office

FIRST FLOOR

113.82m² (1,225ft²)

Including:-
Meeting Room
Open Plan Office

TOTAL

219.65m² (2,364ft²)

OUTSIDE

The property benefits from 8 designated car parking spaces.

ASKING PRICE

£325,000

TENURE

Leasehold

LEASE TERMS

The property is let for a term of 3 years from 7 July 2023 at a passing rent of £28,795 per annum.

An estate service charge will be recharged by the Freeholder to cover maintenance of the driveways, parking areas and land-scaped areas of the estate.

RATEABLE VALUE AND UNIFORM BUSINESS RATE

£19,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p/£ (2025/26).

VIEWING

Contact the Agents.

Jonathan J Wilson

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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 – B Rating (Valid until 14/5/2033).

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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