

## Town Centre Office Suites with Parking

To Let



30 Market Street, Huddersfield, HD1 2HG  
731.4708a (1243059)





# 30 Market Street

Huddersfield, HD1 2HG



## Agreement

To Let



## Detail

Office



## Rent

£10psf ex



## Size

From 320.05sq m to  
2,880.46sq m  
(From 3,445sq ft to  
31,005 sq ft)



## Location

Huddersfield, HD1 2HG



## Property ID

731.4708a (1243059)

**For Viewing & All Other Enquiries Please Contact:**

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MRICS

Director

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### Harvey Bland

Surveyor

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## Property

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The building provides a 10 storey detached office block providing a range of available office suites.

The suites benefit from suspended ceilings, carpeted flooring, double glazed windows, lift access to all floors as well as WC/staff facilities.

There is a manned ground floor reception which has disabled access from Market Street.

The building also provides undercroft car parking accessed via a secure barrier.

## Accommodation

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Each floor plate is 3,445 sq ft with up to 31,005 sq ft currently available.

## Energy Performance Certificate

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Available on request.

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

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We understand that the property has consent for E(g)(iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

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Available on request.

## Tenure

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The property is available **To Let** by way of a new effective Full Repairing and Insuring lease, for a term to be agreed.

## Rent

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**£10 per sq ft exclusive.**

## Service Charge

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A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

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VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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The incoming tenant will be responsible for both parties' legal costs in this transaction.

## Anti-Money Laundering

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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The building is prominently located within Huddersfield's inner ring road, being well positioned at the corner of Market Street and High Street.

This location provides convenient access to nearby bus and railway stations.









