

SUPERB DETACHED OFFICE BLOCK WITH PARKING POSITIONED ON A SCENIC CANAL LOCATION

TO LET



ATKINSON HOLT, ASPLEY PLACE, HUDDERSFIELD

HD1 6QS

[what3words ///boring.reward.truly](https://www.what3words.com/#!/boring.reward.truly)



**BTG**  
**Eddisons**

# Atkinson Holt, Aspley Place

Huddersfield, HD16QS



Tenure

To Let



Property Type

Office



Rental/Price

Upon application



Size

449.68sq m (4,841sq ft)



Location

Huddersfield, HD16QS



Property ID

731.4564A (1222505)

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

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Director

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Director

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**HARVEY BLAND**  
Graduate Surveyor

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01274 734101

## Property

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The property comprises of three interconnecting Grade II Listed two storey stone buildings under a pitched slate roof.

The premises benefit from a good quality fit out throughout, including architectural merits such as exposed wooden roof beams and exposed stone work. The space comprises both open plan and private offices including an attractive reception area.

The property benefits from carpeted flooring, gas central heating, suspended ceiling, two stairwells as well as partitioned off staff and WC facilities including shower facilities.

Externally the premises benefit from dedicated parking at the front of the building for around 11 vehicles.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	259.08	2,789
First floor	190.60	2,052
<b>Total approx. NIA</b>	<b>449.68</b>	<b>4,841</b>

## Energy Performance Certificate

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Rating: **D**

## 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.

## Rates

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The property will require to be reassessed upon occupation.

## Terms

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

## Rental

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**Rental on application.**

## VAT

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Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

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The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

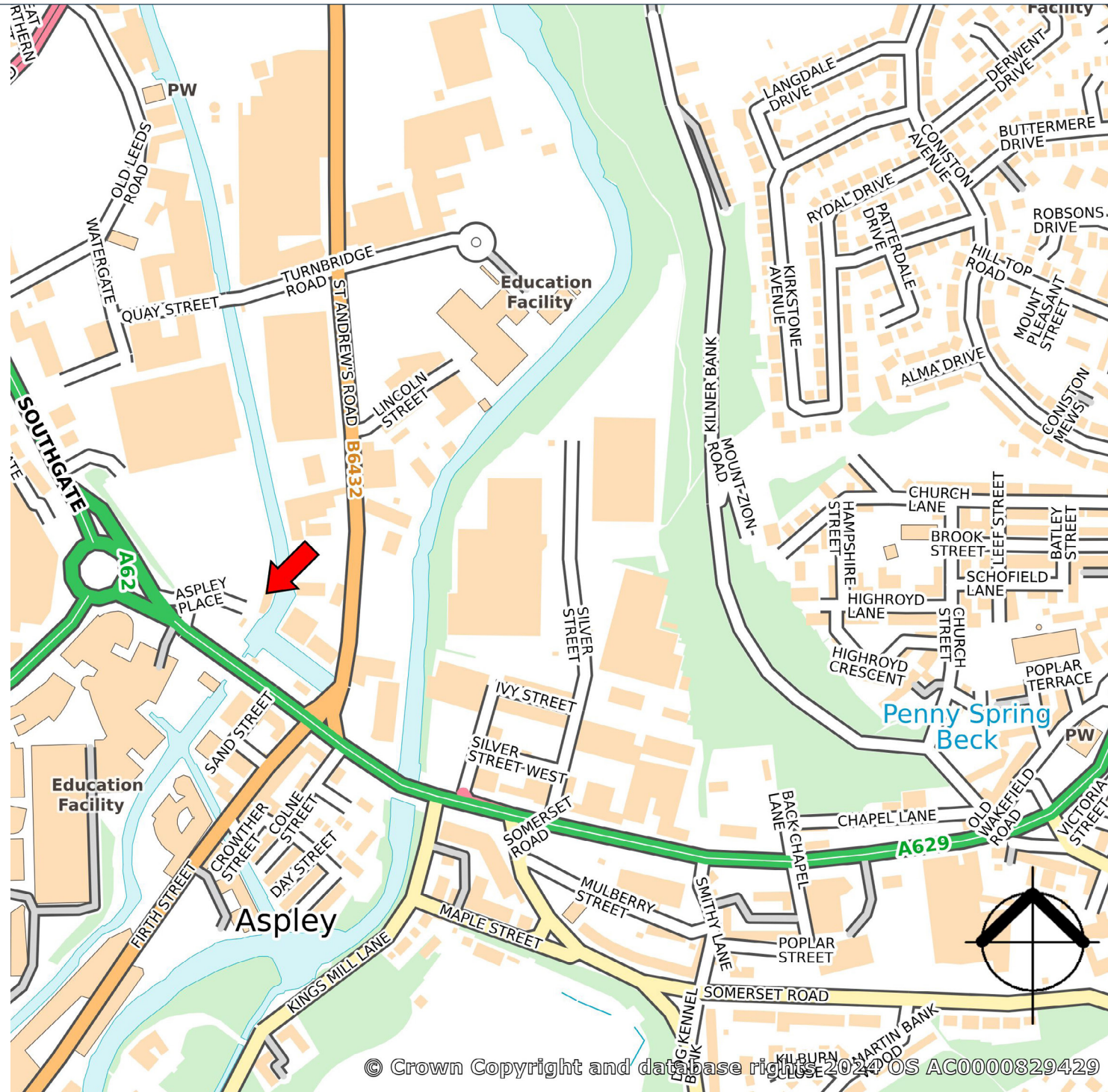
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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements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

## Location

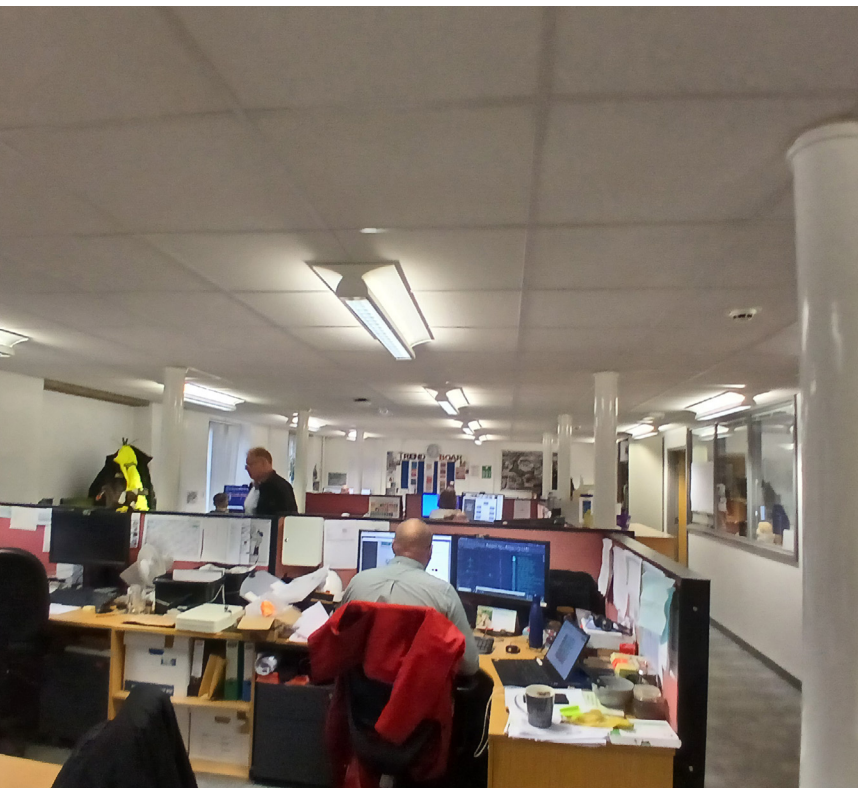
The premises are located on Aspley Place on the fringe, just off Wakefield Road (A629) being one of the main arterial routes of Huddersfield town centre.

The property is located alongside the Broad Canal and Aspley basin close to a large Sainsburys supermarket and Premier Hotel.











**GENERAL NOTES:**

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO ESTATES AND FACILITIES DEPT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH THE CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS GUIDANCE AND CURRENT C.D.M. REGULATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL/ELECTRICAL ENGINEERS INFORMATION.

FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATIONS AND DETAILS.

**AS BUILT**



4	REVISED	DATE	BY
1	AS BUILT	13.06.24	AS

DO NOT SCALE OFF THIS DRAWING

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MASTER DRAWING

Project	Room	Sheet
	AH-00	A

**ATKINSON HOLT**  
GROUND FLOOR

Scale	Date	Drawn	Check
1:100 @ A1	13.06.24	AS	MM



First Floor  
295.76

**GENERAL NOTES:**

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**AS BUILT**



DATE	BY	CHK
13.06.24	AS	AS

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MASTER DRAWING

PROJECT	ROOM NO.	SCALE
ATKINSON HOLT	AH-01	AS

ATKINSON HOLT  
FIRST FLOOR

DATE	SCALE	DATE	SCALE
13.06.24	AS	13.06.24	AS