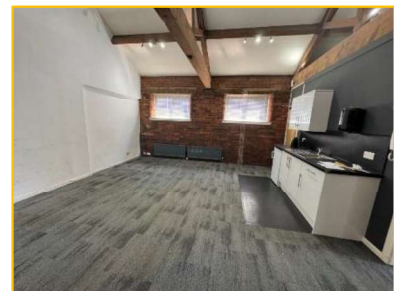
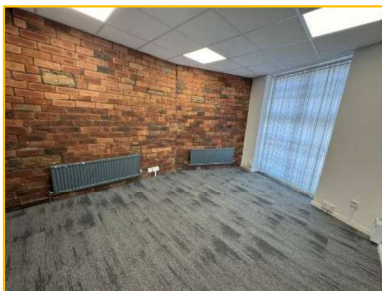


**Office Suite**  
**Headrow House**  
**19 Old Leeds Road**  
**Huddersfield**  
**HD1 1SG**

**Rent £10,000**  
**per annum**



## **CHARACTERFUL MODERN OFFICES WITH PARKING**

**76.50m<sup>2</sup> (823ft<sup>2</sup>)**

- Convenient location just off A62 Leeds Road
- Accessible to town centre
- On-site private car parking
- Quality refurbishment

## DESCRIPTION

The suite comprises part of Headrow House a tastefully and sympathetically refurbished canal side warehouse in a convenient location on the fringe of Huddersfield town centre.

The suite benefits from its own independent street access and is currently partitioned to form a reception and waiting room with separate boardroom off and an inner general office including kitchen facilities and its own WC facilities.

Tenants are permitted use of the high quality, shared toilet facilities within the building.

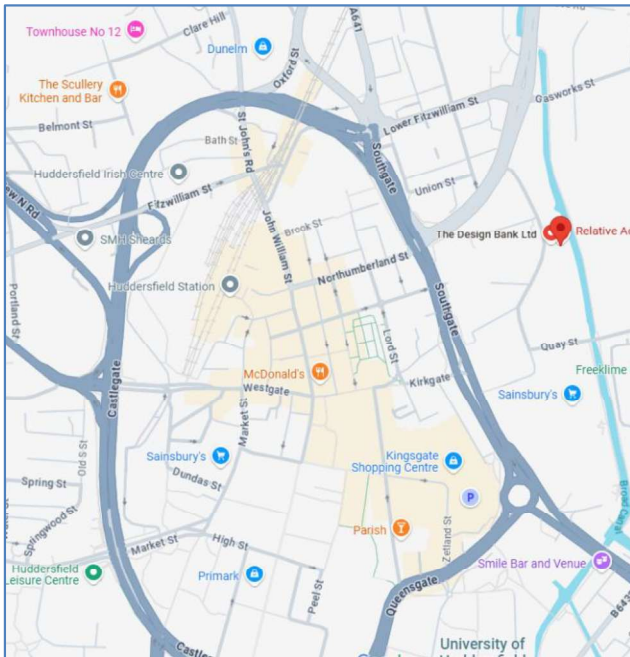
The demise will include the forecourt area which is suitable for parking two vehicles.

## LOCATION

The property is positioned on the fringe of Huddersfield town centre within walking distance of Huddersfield Railway Station and Bus Station.

Huddersfield is a university town having a population of approximately 142,000, 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

Reception Area With stepped access to entrance door	15.83m <sup>2</sup> (170ft <sup>2</sup> )
Open plan inner office With partitioning to form tea point	45.76m <sup>2</sup> (493ft <sup>2</sup> )
Meeting room/boardroom	14.91m <sup>2</sup> (160ft <sup>2</sup> )
<b>Total</b>	<b>76.50m<sup>2</sup> (823ft<sup>2</sup>)</b>

## OUTSIDE

Parking forecourt area with space for 2 cars

## RENT

£10,000 per annum

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£6,900

48p/49.3p (2025/26). It is recommended that the ingoing 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](http://www.voa.gov.uk)

## REFERENCES

Prospective Tenants are required to be referenced. 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.

## VIEWING

Contact the Agents.

Jonathan Wilson

[Jonathan.wilson@bramleys.com](mailto:Jonathan.wilson@bramleys.com)

George Aspinall

[George.aspinall@bramleys.com](mailto:George.aspinall@bramleys.com)

## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

## SERVICE CHARGE

A service charge will be levied in addition to rent to cover external repairs and maintenance, building's insurance, cleaning and lighting, heating and maintaining of common parts (including water, sewerage rates, washroom consumables, central heating and maintaining car parking and external lighting).

## LEGAL COSTS

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

## 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: D**

# 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

HD1 1JF

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