

SUPERB GRADE II LISTED DETACHED OFFICE WITH PARKING

TO LET



**SIR JOHN RAMSDEN COURT, WAKEFIELD ROAD, HUDDERSFIELD
HD1 3AQ**

[what3words /// public.scope.pasta](#)



**BTG
Eddisons**

Sir John Ramsden Court, Wakefield Road

Huddersfield, HD1 3AQ



Tenure

To Let



Property Type

Office



Rental

Upon application



Size

687.38 sq m (7,399 sq ft)



Location

Huddersfield, HD1 3AQ



Property ID

731.4633a

For Viewing & All Other Enquiries Please Contact:

JOHN PADGETT MRICS
Director

john.padgett@eddisons.com
01274 734101

MATTHEW JENNINGS MRICS
Director

matthew.jennings@eddisons.com
01274 734101

HARVEY BLAND
Graduate Surveyor

harvey.bland@eddisons.com
01274 734101

Property

The property comprises of a detached 4 storey stone built office block being Grade II Listed under a pitched slate roof.

Internally the premises provides a mix of open plan and private office suites, as well as boardroom, kitchens and staff/WC facilities.

The property benefits from LED lighting, architectural merits including exposed wooden beams, carpeted flooring as well as gas central heating.

Externally the premises benefits from demised parking at the rear.

Area	m ²	ft ²
Ground floor	177.35	1,909
First floor	190.54	2,051
Second floor	159.42	1,716
Third	160.07	1,723
Total NIA	687.38	7,399

Energy Performance Certificate

The property has an Energy Performance Asset Rating of **B**. Further information is available on request.

Services

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

The property will require reassessing upon occupation.
£

Terms

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

Rental

Rental on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

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

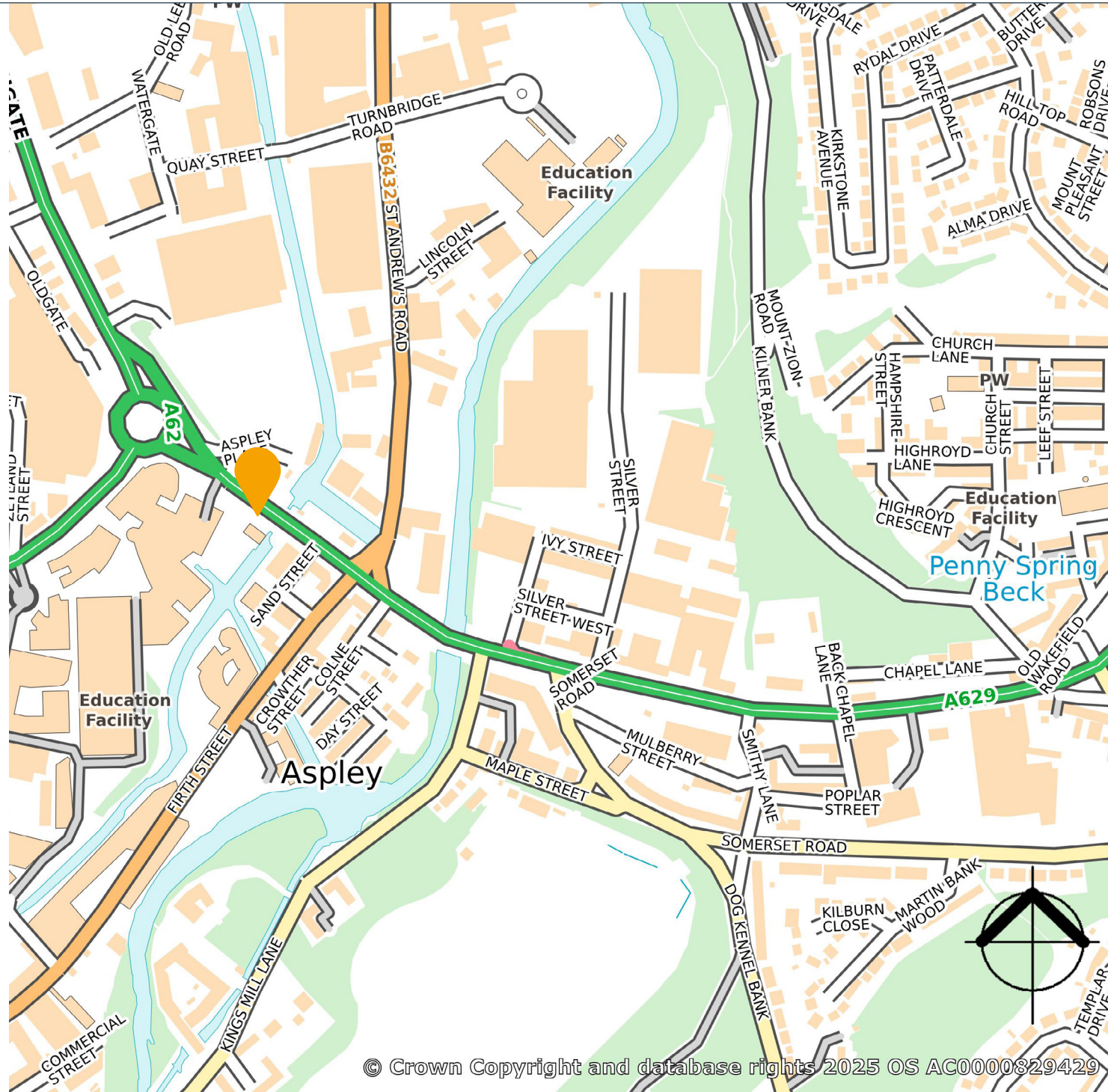
Anti-Money Laundering

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 property is prominently located on Wakefield Road (A629) being one of the arterial routes of Huddersfield town centre.

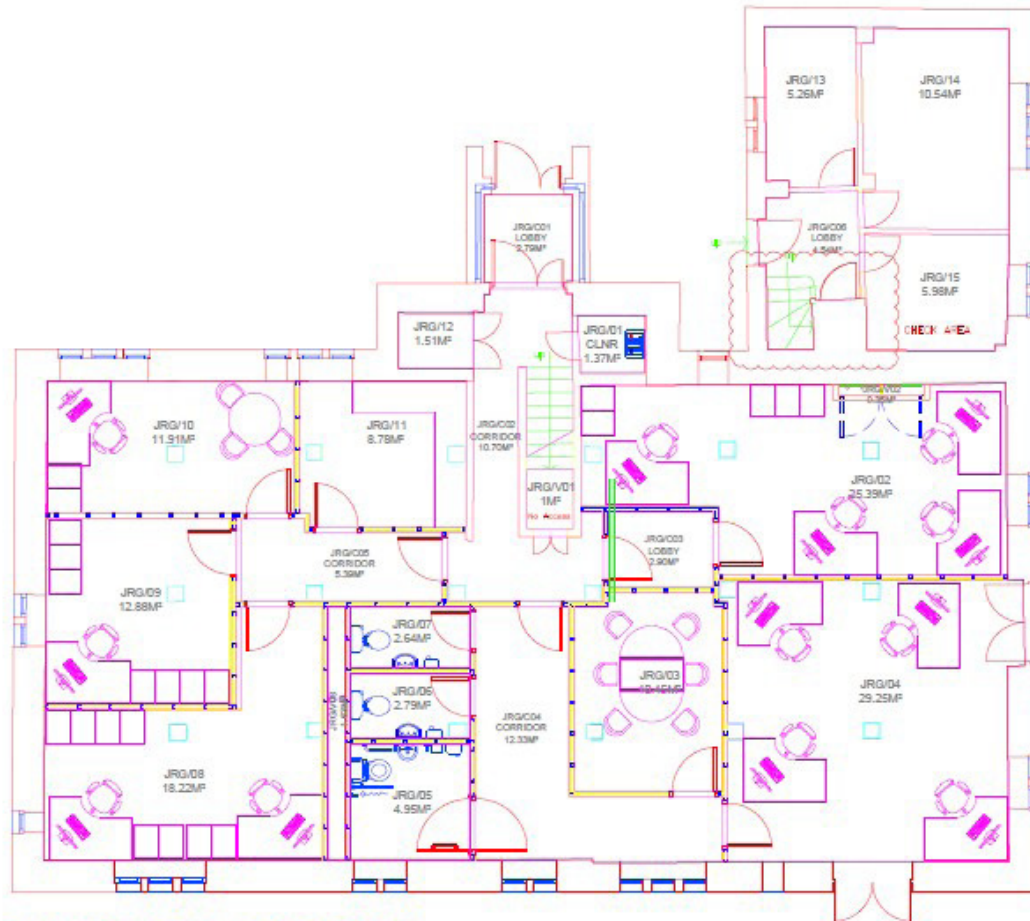
The premises are adjacent to the Kingspark Shopping Centre, Sainsbury's supermarket and Asda supermarket.





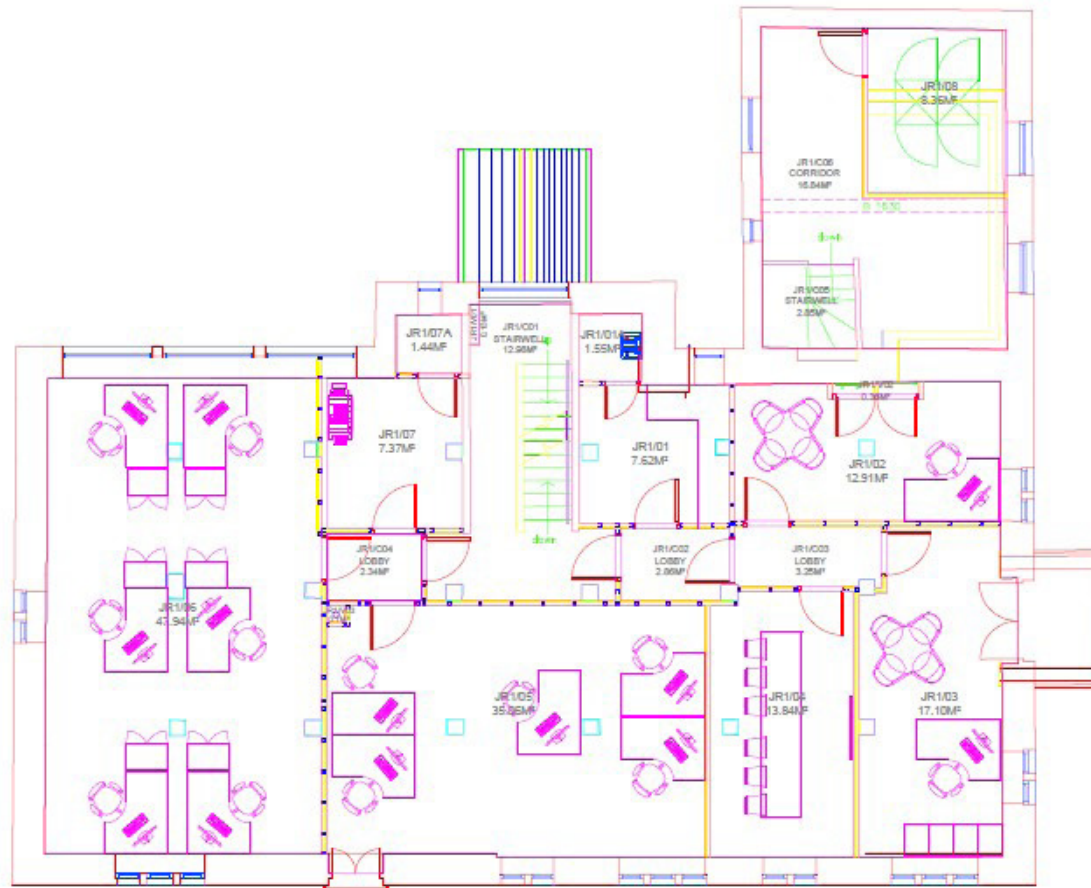






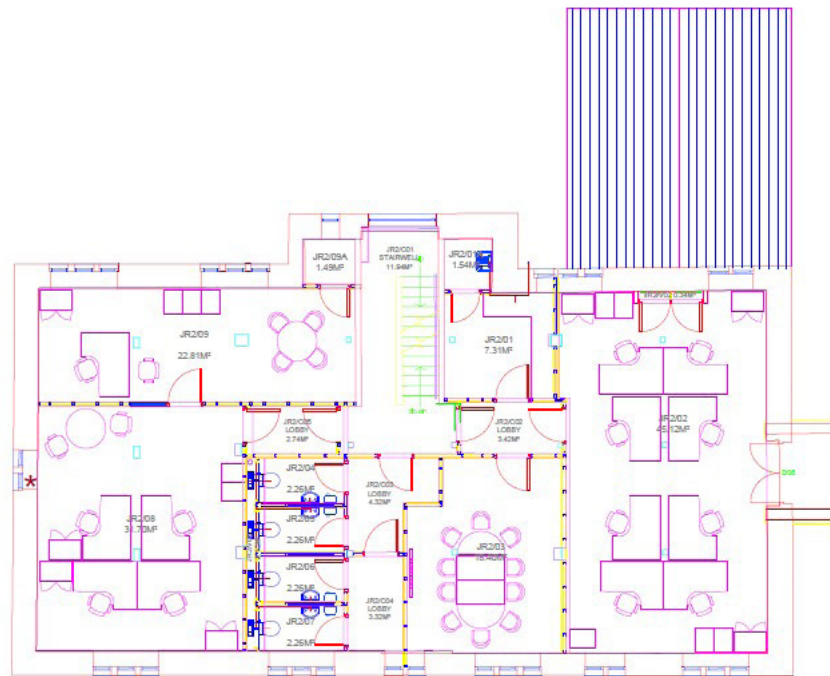
Sir John Ramsden Court
Ground Floor
GIA: 204.48





Sir John Ramsden Court
First Floor
GIA: 202.28



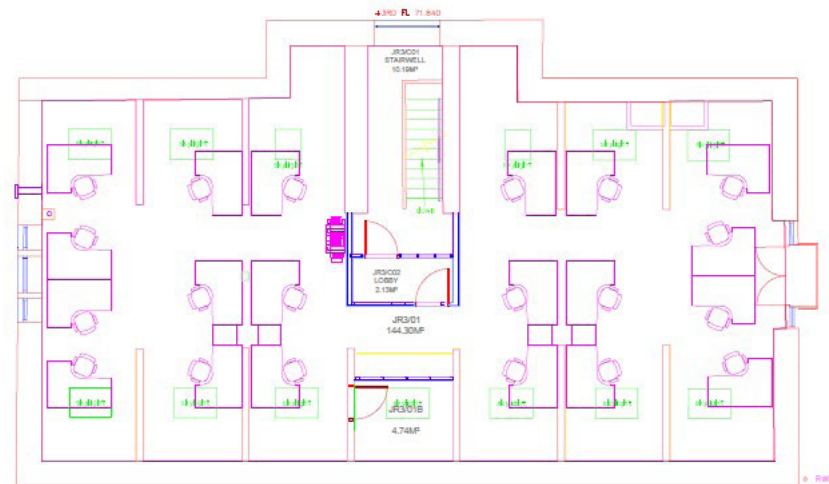


Sir John Ramsden Court
Second Floor

GIA: 173.72

SCALE





Sir John Ramsden Court
Third Floor

GIA: 175.43

SCALE

