

**Office Suite
Huddersfield Ukrainian
Club
7 Edgerton Road
Huddersfield, HD1 5RA**

Rent from £2,600 -
£6,800 per annum



OFFICE SUITE

Ranging from 101ft² to 272 ft²

- Let on an all-inclusive basis
- Good onsite car parking
- Accessible for Huddersfield town centre and Junction 24 of the M62 Motorway Network
- Flexible lease terms available

DESCRIPTION

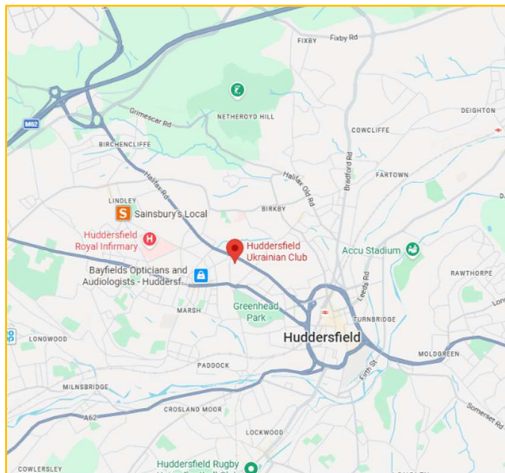
The offices comprise individual rooms within the Huddersfield Ukrainian Club building which is an attractive detached stone-built property with extensive grounds.

The property benefits from good onsite car parking and the offices are accessed via a shared entrance and hallway and range between 101 ft² and 272 ft². There is the option of all available offices being let to a single occupier which would provide a suite of 749 ft².

Occupiers would have access to shared kitchen and WC facilities.

LOCATION

The property is well located on the main Edgerton Road which links with Halifax Road leading to junction 24 of the M62 Motorway network. It is a mixed commercial and residential area within walking distance of Huddersfield town centre. This is a sought-after location for offices due to the accessibility it provides to both the town centre and the Motorway network.



ACCOMMODATION

The accommodation briefly comprises

Office 9	25.27 m ² (272 ft ²)
Office 10	9.38 m ² (101 ft ²)
Office 11	21.92 m ² (236 ft ²)
Office 12	13.00 m ² (140 ft ²)

TOTAL: 69.58 m² (749 ft²)

OUTSIDE:

Onsite car parking is available with a number of spaces dedicated to each office to be agreed.

RENT

Office	Annual Rent
Office 9	£6,800 per annum
Office 10	£3,600 per annum
Office 11	£5,900 per annum
Office 12	£4,000 per annum

BUSINESS RATES:

The rent is inclusive of business rates

UTILITIES

The offices have the benefit of a gas fired central heating system and electricity. All services are inclusive within the rent.

LEASE TERMS

The properties are offered by way of a new lease for terms to be negotiated to be at fully inclusive rent. Annual rent reviews will be imposed in order to allow for fluctuations in utility prices.

VIEWING

Contact the sole Agents.

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EPC ASSET RATING: to be advised

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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