

SKA House, Suite 1, 2nd Floor

St. Thomas Road, Huddersfield, West Yorkshire, HD1 3LG



Size: 3,250 ft² (301.92 m²)

Rent: £32,500 per annum exclusive

Edge of town centre HQ offices

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- Open plan with private offices and boardroom
 - Allocated car parking
 - Good access to Huddersfield ring road and junctions 24 & 25 M62
 - Rateable Value: TBC
 - EPC Rating: TBC
 - Sat Nav Postcode: HD1 3LG

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metcalfecommercial.co.uk



Location

The property is located fronting St. Thomas' Road, at the junction of Graham Street in a predominantly industrial and commercial area, on the outskirts of Huddersfield town centre with ease of access to the ring-road and in turn to junctions 24 and 25 M62.

Description

The property comprises a fully refurbished three storey imposing detached office building of decorative stone construction, beneath a pitched roof, with Upvc double glazed widows and personnel doors. Personnel lift access from the car park.

Internally, the office suite is appointed to a high refurbished standard with carpet floor covering, suspended ceiling with inset LED lighting, central heating radiators and perimeter trunking and toilet facilities.

Demountable partition provides private offices and boardroom.

On-site car parking available.

Accommodation

Floor	Description	Approx ft ² (m ²)
2nd	Offices	3,250 ft ² (301.92 m ²)
TOTAL		3,250 ft ² (301.92 m ²)

Planning

Falling within the new Class E of the Town & Country Planning (Use Classes) Order 1987, as amended, suitable for a variety of retail/showroom, professional and financial office, and leisure uses.



Terms

Leasehold: £10.00 Per Sq Ft

Available on a new tenants internal repairing and insuring lease, plus service charge, in increments of 3 and 5 years, with regular rent reviews. Leases contracted out of the Landlord & Tenant Act 1954, Part II.

Rateable Value

To be confirmed upon occupation.

EPC Rating

To be confirmed upon completion.

VAT Status

Rent and service charge is subject to the addition of VAT.

Legal Costs

The tenant is to pay both parties legal costs incurred in the transaction.

Viewings

By appointment, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk

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