

SKA House

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



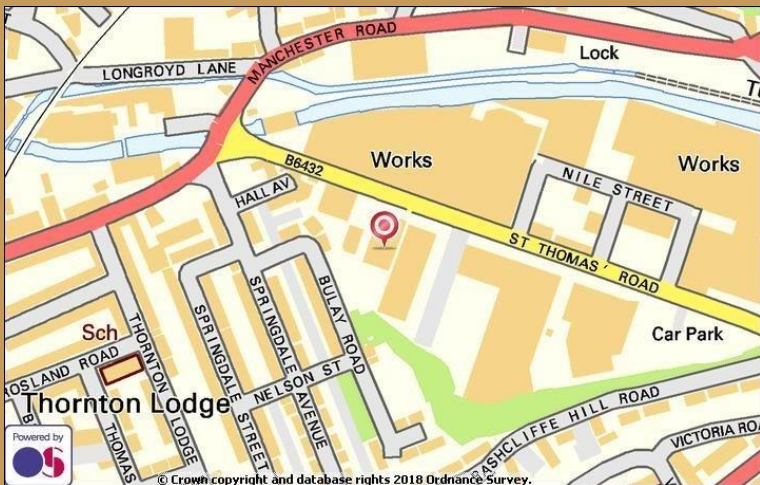
Size: 2,493 - 5,428 ft² (232 - 504 m²)

Rent: £10.00 per ft²

**Newly refurbished edge of town centre
open plan offices with car parking**

- Only 2 first floor suites remaining
- 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

T. 01484 240 220
metcalfecommercial.co.uk



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.



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 newly refurbished three storey imposing detached office building of decorative stone construction, beneath a pitched roof, with Upvc double glazed windows and personnel doors.

Internally, the office suites are to be newly refurbished to a high standard with carpet floor covering, suspended ceiling with inset LED lighting, central heating radiators and perimeter trunking.

Newly refurbished shared toilet facilities.

On-site car parking available forming part of the newly created SKA Business Park.

Accommodation

Floor	Description	Approx. ft ² (m ²)
Second	Office suite 1	LET
Second	Office suite 2	UNDER OFFER
First	Office suite 1	2,935 ft ² (272.66 m ²)
First	Office suite 2	2,493 ft ² (231.60 m ²)
TOTAL		5,428 ft ² (504.26 m ²)

Terms

Leasehold: £10.00 per ft²

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

Metcalfe Commercial is a trading name of Rolla Metcalfe Limited. Our property particulars do not represent an offer, or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s), lessor(s) and you should not rely on this information as being factually correct about the property, its condition, or its value. Neither Rolla Metcalfe Limited nor anyone in its employment or acting on its behalf has the authority to make any representations or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services or any appliances. The property has been measured in accordance with RICS Code of Measuring Practice (6th edition). Measured in metric and converted to its imperial equivalent. The areas, distances and measurements are approximate only. Any reference to alterations, or use does not mean that any necessary planning permission, building regulations, or other consents have been obtained. All plans are "not to scale". The images shown may only represent part of the property and are as they appeared at the time of being photographed. All rents and prices are stated exclusive of VAT, if chargeable.

