

**2<sup>nd</sup> Floor Office**  
**4 Railway Street**  
**Huddersfield**  
**HD1 1JP**

**Rent £5,000**  
**per annum**



## OFFICE PREMISES

**83.9m<sup>2</sup> (903ft<sup>2</sup>)**

- ***Incentives available***
- Well located within the town centre close to the Railway Station, Bus Station and multi-storey car park

## DESCRIPTION

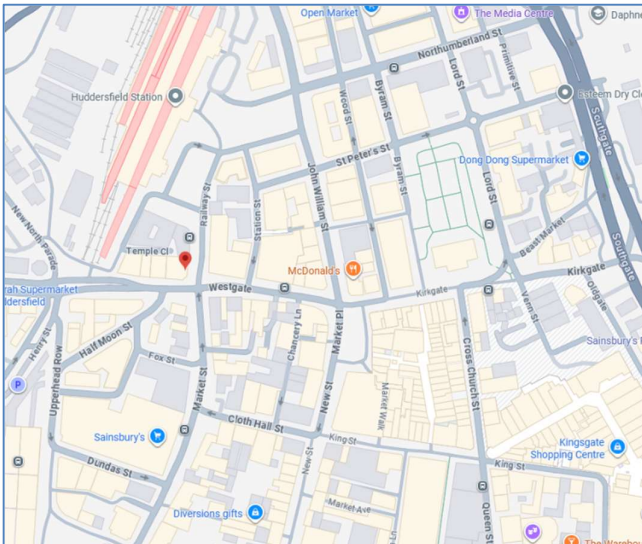
The premises comprises the 2<sup>nd</sup> floor of this three storey stone built Grade 2 Listed commercial property situated within the heart of Huddersfield town centre.

The property is a short walk from Huddersfield railway and bus stations and positioned in what is regarded as the commercial centre of the town, which accommodates a wide range of professional service providers.

The property would suit the ongoing use as office accommodation.

The unit provides predominately open plan office space with the benefit of a separate office/meeting room.

## LOCATION



## ACCOMMODATION

### GROUND FLOOR

Open Plan Office Area

83.9m<sup>2</sup> (903ft<sup>2</sup>)

Toilet Facilities

### RENT

£5,000 per annum

*Incentives available subject to lease terms and covenant strength.*

### RATEABLE VALUE & UNIFORM BUSINESS RATE

£6,400

Uniform Business Rate of 49.9P/£ (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.

Sheraz Muhammad

[Sheraz.muhammad@bramleys.com](mailto:Sheraz.muhammad@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.

### 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: TBA**

# 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

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