

seventeen old leeds road

Huddersfield, HD1 1SG

to let

52 m² - 206 m² (558 sq ft - 2,211 sq ft)

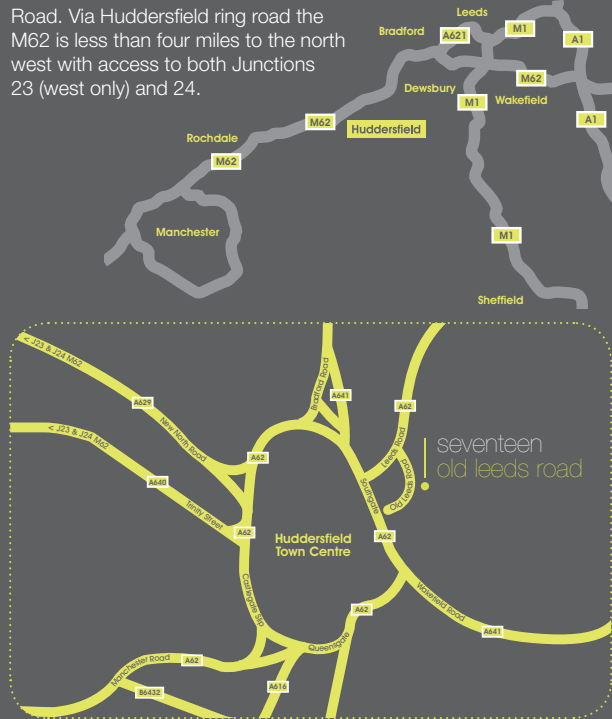
A highly prestigious refurbished office building on the outskirts of Huddersfield town centre with car parking.



Location

17 Old Leeds Road is situated only a short distance off the main A62 Leeds Road and within walking distance of Huddersfield town centre with Huddersfield Broad Canal to the rear. The premises are immediately adjacent Huddersfield Sports Centre, which is proposed for redevelopment to provide a new Tesco Superstore and only a short distance from the Galpharm Stadium.

Being located just outside Huddersfield town centre, 17 Old Leeds Road benefits from excellent communication links to main arterial routes serving Huddersfield not only including the A62 but also the A614 Bradford Road and A629 Wakefield Road. Via Huddersfield ring road the M62 is less than four miles to the north west with access to both Junctions 23 (west only) and 24.



Suites 1 & 2 – Second Floor

Main office **124 m² (1,330 sq ft)**

Comprising high quality open plan office accommodation with exposed beams and views over the Huddersfield Broad Canal. Internal partitioning to provide toilet facilities.

Mezzanine office **30 m² (323 sq ft)**

Staircase from main office up to large open plan mezzanine area providing further office or meeting room facilities with glazed partitioning providing visibility to main office area below.

Front office **52 m² (558 sq ft)**

Large former Board room (capable of being let in conjunction with the above or separately). The whole suite has been internally redecorated, recarpeted and benefits from a personel lift from ground level.

Net Internal Floor area **52 – 206 m² (558 - 2,211 sq ft)**

Suite 7 – Lower ground floor

Comprising a self contained suite with access to the rear – adjacent Huddersfield Broad Canal – providing a reception area and a series of private offices/storage areas. The suite also benefits from kitchenette and toilet facilities.

Net Internal Floor Area **72 m² (773 sq ft)**

Externally

17 Old Leeds Road benefits from good on site parking with dedicated spaces to be made available for both second floor and lower ground floor level. In addition to the front there is additional on street parking (pay and display).

Services

We are advised that the premises benefit from all main services along with central heating installation and ground floor door entry system. However no tests have been carried out and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by Kirklees Council that the suites are assessed as follows:-

Suites 1 & 2 to be assessed upon occupation (currently assessed along with first floor).

Suite 7 RV £4,900

The National Uniform Business Rate for 2010/11 is 41.4p in the £ ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC, 01484 221000.

Energy Performance Certificate (EPC)

An EPC can be made available upon request.

Terms & Rent

Upon application (rent being plus VAT).

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs.

Enquiries/Viewing

Strictly by appointment only with sole agents

Michael Steel & Co
0113 2348999
Contact Alec Michael
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Contact Richard Barker
richard@michaelsteel.co.uk

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