



Michael Steel & Co
PROPERTY CONSULTANTS

DUE TO RELOCATION

TO LET

HIGH QUALITY REFURBISHED OFFICE BUILDING WITH

**SCOTGATE HOUSE, 2 SCOTGATE ROAD, HONLEY,
HUDDERSFIELD, HD9 6JG**

268 m² (2,883 sq ft)



- Refurbished office building providing good quality open plan space
- Conveniently located on the outskirts of Honley only a short distance off the main A616 Woodhead/Huddersfield Road
- Benefitting from at least 5 onsite car parking spaces and available July 2017

0113 2348999

Location

Scotgate House is located in a prominent position on the intersection of Thirstin Road with Scotgate Road on the outskirts of Honley, which provides a pleasant setting in a principally residential area. The centre of Honley is principally accessed via the A616 Woodhead/Huddersfield Road which links Holmfirth – 'Last of the Summer Wine' territory – with Huddersfield town centre.

Description

Scotgate House offers a unique opportunity in the Holme Valley area to occupy a high quality self contained recently refurbished office building which has retained many of the buildings original features. The premises offer high quality office space on two floors within an attractive stone building with dedicated car parking off Scotgate Road.

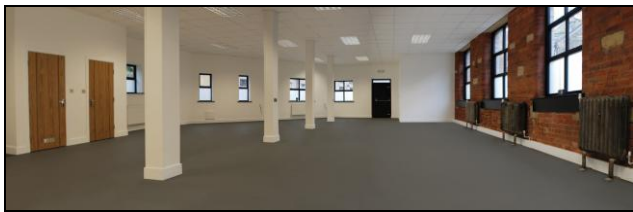


Externally Scotgate House does benefit from the surfaced car parking area to the rear which is self contained and secured with bollards. This area provides a minimum of 5 dedicated car parking spaces (which can be increased with 'double parking').

Accommodation

Ground floor 174m² (1,870 sq ft)

Comprising large reception/lobby area with tiled floor and internal security shutter (leading to car park) with ladies/disabled and gents toilets off. Large open plan office with new windows, part original cast radiators part new radiators heated by way of central heating system, suspended ceiling and recessed lighting. Internal partitioning off to form boiler room/small store and kitchen area with fitted cupboards, sink and tiled floor.



First floor 94 m² (1,013 sq ft)

Timber staircase from reception lobby up to open plan first floor office with exposed timber beams, roof lights and lighting providing substantial natural light.

Gross Internal Floor Area 268 m² (2,883 sq ft)

Services

We are advised all main services are connected to the property including three phase power and gas. In addition there are lighting installations and gas fired central heating, however no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by Kirklees Metropolitan Council that the premises are assessed as Office & Premises RV £23,000.

The National Uniform Business Rate for 2017/18 is 47.9p 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



Lease Terms

The premises are made available to coincide with the existing tenant relocating in July 2017 by way of a new lease, for a period of years to be agreed, incorporating regular rent reviews.

Rent

£27,000 per annum exclusive.

The rent is payable quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT (if applicable).

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 0259/A/M
April 2017

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.