

Colne Road Buildings

Ground Floor, Mill A, Colne Road, Huddersfield,
West Yorkshire, HD1 3AG



Size: 1,864 ft² (173.17 m²)

Rent: £18,750 per annum exclusive

**Fully renovated modern open plan
offices with car parking**

- Air conditioned open plan offices
- Close to town centre and transport links
- On site car parking
- Rateable Value: £15,250 RV
- EPC Rating: B (47)
- Sat Nav Postcode: HD1 3AG

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Planning

Falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987, as amended.



Location

The suite is located within the Bates Mill complex, situated in Colne Road Buildings. The property is situated close to Huddersfield ring road and town centre at the junction of Colne Road and Queen Street South.

Description

The office suite is situated on the ground floor of Mill A, Colne Road Buildings, a recently fully refurbished and renovated mill conversion, retaining many original features whilst providing modern well appointed open plan office accommodation.

Comprising an open plan office with maple floor roof, with kitchenette and toilet facilities.

Cat VI cabling throughout with fibre broadband (100mb download/upload). Ventilated heating and evaporative cooling system and LED lighting.

Allocated on-site car parking spaces.

Accommodation

Floor	Description	Approx. ft² (m²)
Ground Floor	Offices	1,864 ft² (173.17 m²)
TOTAL		1,864 ft² (407.27 m²)

Terms

Leasehold: £18,750 per annum exclusive

Available on a new full tenants internal repairing and insuring lease, for a term in increments of 5 years with 5 yearly upward only rent reviews, plus service charge.

Rateable Value

Offices and premises £15,250 RV
The Small Business Uniform Business Rate for 2021/2022 is 49.9 pence in the £. Estimated rates payable ignoring transitional relief: £7,610.

EPC Rating

The EPC rating for this property is: B (47)

VAT Status

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

Legal Costs

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

Viewings

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

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