

Suite 5, Lower Ground Floor, Edgerton Villa

24 Edgerton Road, Edgerton, Huddersfield, West Yorkshire, HD3 3AD



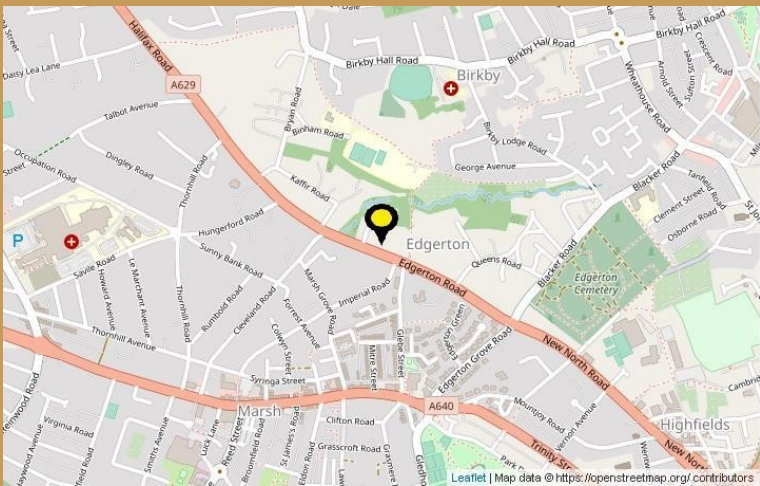
Size: 785 ft² (72.93 m²)

Rent: £8,650 per annum exclusive

Period out of town offices with car parking fronting main arterial route

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- Good quality open plan and private office layout
 - On site car parking
 - Good links to J24 M62
 - Rateable Value: £2,075 RV
 - EPC Rating: D (92)
 - Sat Nav Postcode: HD3 3AD

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metcalfecommercial.co.uk



Planning

Falling within Class E of the Town & Country Planning (Use Classes) Order 1987, as amended September 2020.



Location

The property is located in the popular Edgerton area of Huddersfield, being a quarter of a mile from Huddersfield Town Centre. Edgerton Villa has frontage to Halifax Road a main arterial route linking the town centre to Halifax and Junction 24 M62.

Description

The property comprises a former residence, converted and extended to provide a multi-let office complex with on-site car parking. The suite is located at lower ground floor with self contained access from car park.

Good quality open plan and private offices appointed with good natural light, LED lighting, central heating system and carpet floor coverings. Ancillary kitchen and toilet facilities.

Allocated on-site car parking to rear.

Accommodation

Floor Description	Approx ft ² (m ²)
TOTAL	785 ft ² (72.93 m ²)

Terms

Leasehold: £8,650 per annum exclusive.
Available on a new tenants internal repairing and insuring lease in increments of 5 years, with 5 yearly rent reviews, plus service charge.

Rateable Value

£2,075 Rateable Value
Small Business UBR for 2022/2023 is 49.9 pence in the £. Eligible for Small Business Rate Relief exemption.

EPC Rating

The EPC rating for this property is: D (92).

VAT Status

Rent is quoted exclusive of VAT, if applicable.

Legal Costs

The tenant is to pay the landlord's legal costs incurred in the transaction.

Viewings

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

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