

## Mulegate Building, Unit 1, Ground Floor

Albert Street, Lockwood, Huddersfield, West Yorkshire, HD1 3PZ



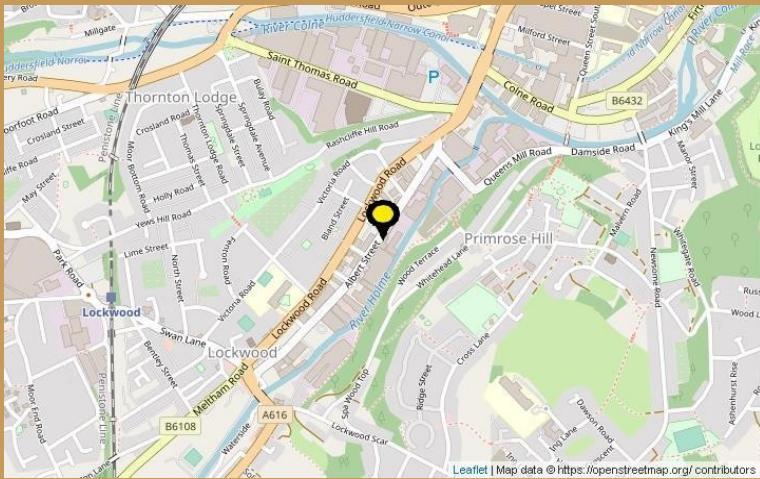
**Size: 1,382 ft<sup>2</sup> (128.39 m<sup>2</sup>)**

**Rent: £12,500 per annum exclusive**

**Refurbished high quality  
ground floor offices**

- High quality open plan and private offices
- Suitable for a variety of office and leisure uses
- Ample car parking first come first served
- Rateable Value: £5,700 RV
- EPC Rating: TBC
- Sat Nav Postcode: HD1 3PZ

**T. 01484 240 220**  
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## Planning

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



## Location

Mulegate Building is located within the Albert Mills complex, fronting Albert Street, which lies parallel to Lockwood Road, being approximately half a mile from Huddersfield town centre and accessible from the ring road via Chapel Hill.

## Description

Comprising a ground floor office suite within a refurbished multi-occupancy former mill building of 3 storey traditional stone construction, beneath a pitched slate roof.

The suite is self-contained with open plan office, two private offices and ancillary toilet facilities. Appointed to a high standard with carpet floor covering, decorative half glazed partitioning, vaulted ceiling, LED lighting and central heating.

Accessed from Albert Street and a communal yard/car park at the rear of the building.

Ample on-site car parking is available on a first come - first served basis.

## Accommodation

| Floor  | Description | Approx ft <sup>2</sup> (m <sup>2</sup> )       |
|--------|-------------|------------------------------------------------|
| Ground | Offices     | 1,382 ft <sup>2</sup> (128.39 m <sup>2</sup> ) |
| TOTAL  |             | 1,382 ft <sup>2</sup> (128.39 m <sup>2</sup> ) |

## Terms

Leasehold: £12,500 per annum exclusive

Available on a new tenants internal repairing and insuring lease, plus service charge, for a term in increments of 3 years with rent review.

## Rateable Value

Office and premises £5,700 RV  
Eligible for Small Business Rate Relief exemption (subject to conditions).

## EPC Rating

The EPC rating for this property is: TBC

## VAT Status

All prices and rents are quoted exclusive of VAT, if applicable.

## Legal Costs

The tenant is to pay both parties legal costs incurred.

## Viewings

By prior appointment, contact:  
Jason Metcalfe  
Email: [jason@metcalfecommercial.co.uk](mailto:jason@metcalfecommercial.co.uk)

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