

2 Springbank

New North Road, Huddersfield, West Yorkshire, HD1 5NB



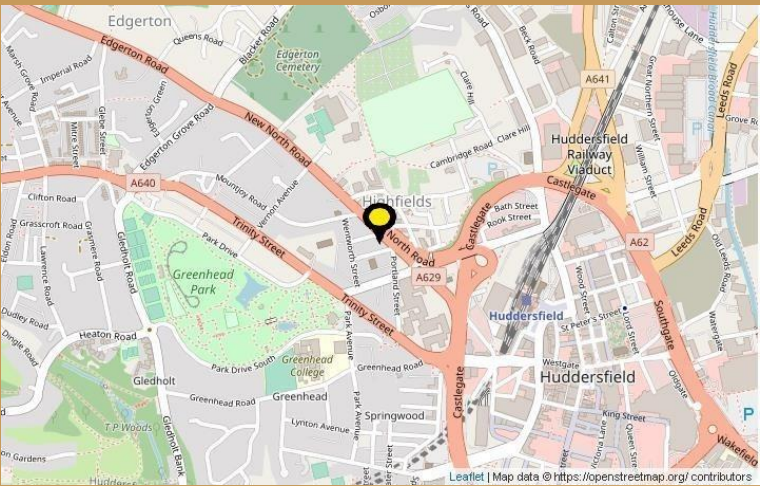
Size: 2,964 ft² (275.36 m²)

Rent: £30,000 per annum exclusive

Imposing HQ offices with car parking

- Recently refurbished period HQ offices
- Prominent roadside location on busy arterial route to J24 M62
- Edge of town centre with on-site car parking
- Rateable Value: £18,500 RV
- EPC Rating: E (106)
- Sat Nav Postcode: HD1 5NB

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Planning

Falling within the new Class E of the Town & Country Planning (Use Classes) Order, 1987, as amended, suitable for a variety of office, leisure, restaurant uses. The property is a Grade II Listed building.



Location

The property is located on the edge of the ring road, as short walk from Huddersfield town centre, enjoying a prominent position fronting New North Road (A629) a main arterial route leading directly to Junction 24 M62 approximately 1½ miles distant.

Description

The property comprises a semi-detached Grade II Listed building, a former residential villa, of two storey Ashlar stone construction with attic and basement, beneath pitched and hipped slate roofs.

The offices are appointed to a good standard over three levels, with period features, central heating system, toilet and kitchen facilities. Recently refurbished to a high standard internally and externally.

Up to 10no. car parking spaces available to the rear enclosed car park with egress onto New North Road.

Accommodation

Floor	Description	Approx ft² (m²)
Second	Offices	797 ft² (74.04 m²)
First	Offices	1,007 ft² (93.55 m²)
Ground	Offices	906 ft² (84.17 m²)
Basement	Stores	254 ft² (23.60 m²)
TOTAL		2,964 ft² (275.36 m²)

Terms

Leasehold: £30,000 per annum exclusive

Available on a new tenants full repairing and insuring lease in increments of 3 and 5 years to include regular rent reviews.

Rateable Value

Offices and premises £18,500 RV
The Uniform Business Rates for 2024/2025 is 49.9 pence in the £.

EPC Rating

The EPC rating for this property is: E (106)

VAT Status

Rent and insurance is subject to addition of VAT.

Legal Costs

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

Viewings

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

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