

Ground Floor Rear Ellerslie

Queens Road, Edgerton, Huddersfield, West Yorkshire, HD2 2AG



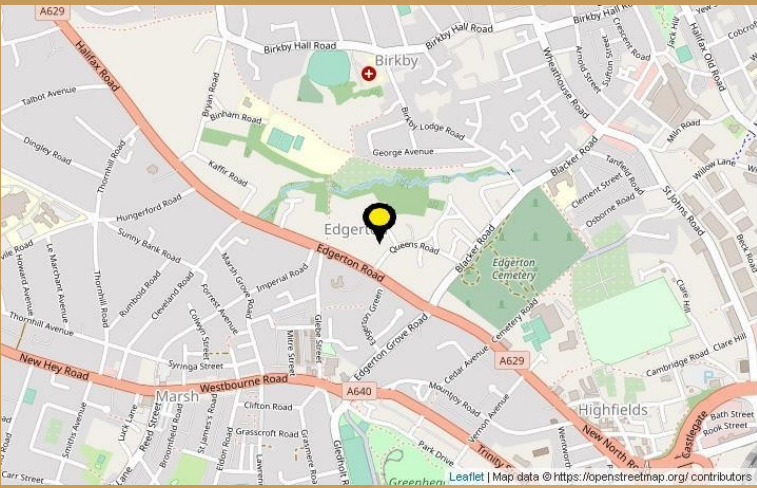
Size: 1,225 ft² (113.80 m²)

Rent: £12,250 per annum exclusive

**Self-contained office suite within
impressive period building with allocated
car parking**

- Grade II Listed period villa converted to quality office suites
- Set within pleasant grounds with ample on-site car parking
- Ease of access to Huddersfield town centre and Junction 24 of M62
- Rateable Value: £10,750 RV
- EPC Rating: Listed Building Exemption
- Sat Nav Postcode: HD2 2AG

T. 01484 240 220
metcalfecommercial.co.uk



Planning

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



Location

Ellerslie House is situated in the popular suburb of Edgerton, laying approximately 1 mile to the west of Huddersfield town centre. The property is accessible from Halifax Road via Queens Road, which in turn provides access to Junction 24 of the M62 motorway, approximately 1.5 miles distant.

Description

Ellerslie House is an impressive Grade II Listed Building; a former period residence converted to good quality offices with self-contained suites set within generous landscaped grounds with ample allocated car parking.

Internally the suites are well appointed with carpeting, LED lighting, modern electric wall mounted heaters, and newly redecorated with ancillary toilet and kitchenette accommodation. Divided to form reception/entrance with two general offices and a private office/meeting room.

Allocated car parking within secure grounds.

Accommodation

Floor	Description	Approx ft ² (m ²)
Ground	Offices	1,225 ft ² (113.80 m ²)
TOTAL		1,225 ft ² (113.80 m ²)

Terms

Leasehold: £12,250 per annum exclusive

Available on a new tenants internal repairing and insuring lease in increments of 3 years with 3 yearly rent reviews, plus a fixed service charge at 10% of the passing rent and contribution to building insurance premium.

Rateable Value

£10,750 Rateable Value Office & Premises Eligible for Small Business Rate Relief, providing exemption, subject to qualifying conditions.

EPC Rating

The EPC rating for this property is:
Listed Building Exemption

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

Metcalfe Commercial is a trading name of Rolla Metcalfe Limited. Our property particulars do not represent an offer, or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s), lessor(s) and you should not rely on this information as being factually correct about the property, its condition, or its value. Neither Rolla Metcalfe Limited nor anyone in its employment or acting on its behalf has the authority to make any representations or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services or any appliances. The property has been measured in accordance with RICS Code of Measuring Practice (6th edition). Measured in metric and converted to its imperial equivalent. The areas, distances and measurements are approximate only. Any reference to alterations, or use does not mean that any necessary planning permission, building regulations, or other consents have been obtained. All plans are "not to scale". The images shown may only represent part of the property and are as they appeared at the time of being photographed. All rents and prices are stated exclusive of VAT, if chargeable.