

upon the instructions of KeyLand Developments

TO LET (MAY SELL)

newly refurbished offices with car parking

**ASPIN HOUSE
STATION ROAD off LEEDS ROAD
HUDDERSFIELD HD2 1UT**



2,174 – 10,354 ft² (202 – 961 m²)

- **High specification with DDA friendly lift**
- **Available as a whole or in 4 self contained suites**
- **Leeds Road A62 corridor location close to junction 25 M62**

Location

The property is located off Leeds Road (A62 Leeds Huddersfield Trunk Road) an exceptionally busy main arterial route linking Huddersfield town centre with junction 25 M62. Access is via Station Road off Leeds Road.

Description

The former HQ offices of Yorkshire Water have been newly refurbished to provide four office suites available as a whole or individually within this two storey building of brick construction under a flat roof.

Internally the accommodation is appointed to a high specification with carpet tiled floor, suspended ceilings with modern lighting, gas fired central heating and perimeter compartmental trunking ready to accept Cat V wiring. Communal toilet and kitchen facilities with central entrance lobby, stairwell and DDA friendly lift services all levels.

Allocated on site car parking.

Rates

Currently assessed for NDR purposes as follows:

Suite 1	Offices and premises £17,500 RV
Suite 2	Offices and premises £17,750 RV
Suite 3	Offices and premises £21,750 RV
Suite 4	Offices and premises £24,000 RV

The current Uniform Business Rate for 2010/11 is 41.4p in the £ ignoring small business allowances and transitional relief.

Planning

B1 of the Town & Country Planning (Use Classes) Order 1987.



Accommodation

First Floor

Office Suite 4	284 m ²	3,056 ft ²
Office Suite 2	202 m ²	2,174 ft ²

Ground Floor

Office Suite 3	274 m ²	2,949 ft ²
Office Suite 1	202 m ²	2,174 ft ²

Total Net Internal Area **962 m²** **10,353 ft²**

Measurements taken in metric and converted imperial.

Terms

Available on a new full repairing and insuring lease, for a term of years to be agreed, plus service charge.

Rent: **from £8 per sq ft**

Consideration will be given to disposing of the long leasehold interest.

Price: **offers in the region of £750,000**

VAT

The rent and price is quoted is exclusive of any VAT the landlord may choose or have a duty to impose.

Legal Costs

The tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment contact:

Hanson Chartered Surveyors	01484 432043
Jason Metcalfe	jason@hanson-cs.co.uk
GVA Grimley	0844 902 0304
Dan Hodge	dan.hodge@gvagrimley.co.uk

Reference 2102

Subject to Contract

MISREPRESENTATION ACT 1967
CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTIONS ACT 1991

These particulars were compiled in 2007 and whilst every reasonable effort has been made by Hanson Property Consultants Limited to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.



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CHARTERED SURVEYORS