

# bramleys

COMMERCIAL

# For Sale

21 Old Leeds Road  
Huddersfield  
HD1 1SG

Price  
£350,000



## DETACHED OFFICE BUILDING

256.11m<sup>2</sup> (2,765ft<sup>2</sup>)

- Outskirts of Huddersfield town centre
- Fully central heated
- Good car parking

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## DESCRIPTION

The property comprises a predominantly stone built detached office building constructed under a pitched and hipped blue slate roof. The building offers accommodation over 3 floors, extending to 256.11m<sup>2</sup> (2,756ft<sup>2</sup>) and comprises a range of general offices, private offices and meeting rooms.

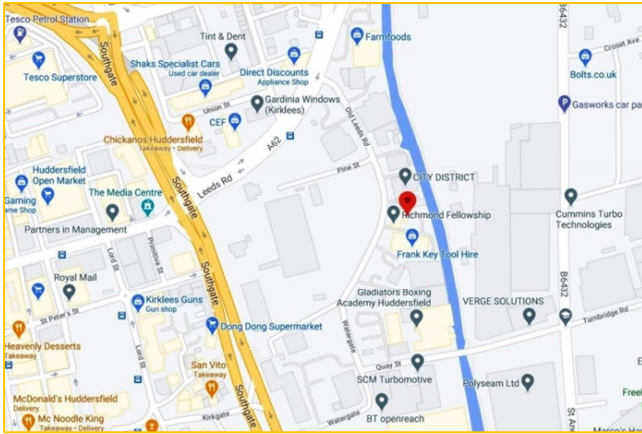
The building has the benefit of a secure gated car park which has sufficient space for approximately 12 cars and is positioned in a pleasant location on the edge of the town centre close to the canal side.

The majority of the offices have false ceilings with inset lighting and the premises are fully central heated.

## LOCATION

The office building is located on the outer edge of Huddersfield town centre ring-road within walking distance of the amenities offered by the town centre in addition to the bus and train stations.

This location also provides easy access to the Leeds Road corridor making junction 25 of the M62 motorway network easily accessible.



## ACCOMMODATION

**LOWER GROUND FLOOR** 73.89m<sup>2</sup> (795ft<sup>2</sup>)

Including:  
Range of Stores

**GROUND FLOOR** 88.90m<sup>2</sup> (957ft<sup>2</sup>)

Including:  
Range of private offices  
Staff kitchen  
Toilet facilities

**FIRST FLOOR** 94.10m<sup>2</sup> (1,013ft<sup>2</sup>)

Including:  
Range of offices  
Meeting Rooms

## OUTSIDE

Car parking spaces are available for up to 12 vehicles.

## ASKING PRICE

£350,000

## RATEABLE VALUE & UNIFORM BUSINESS RATE

£16,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 51.2p (2020/21). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

## TENURE

The property is held under a long leasehold title for 999 years from 29 September 1915.

## VAT

VAT is not chargeable on the rent or property.

## VIEWING

Contact the Agents.

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Jonathan Uttley

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**EPC ASSET RATING: tba**

# bramleys.com/commercial

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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