

bramleys

COMMERCIAL

To Let

Milford House
Shaw Park Office Centre
Silver Street
Off Wakefield Road
Huddersfield HD5 9AF

Rent
£24,000
per annum



GOOD QUALITY TWO STOREY OFFICE PREMISES

304.06m² (3,273ft²)

- 17 Dedicated car parking spaces
- Within 1 mile of Huddersfield town centre
- Off the main Wakefield Road (A642)
- Mixture of open plan and private offices

INVESTMENT • RETAIL • OFFICE • INDUSTRIAL • LAND

DESCRIPTION

The property comprises a two storey brick built office building under a pitched slate covered roof providing good quality office accommodation over 2 levels.

The offices are divided between a mixture of open plan offices and private offices, having the benefit of a security alarm system and being fully centrally heated. The offices extend to approximately 304.06m² (3,273ft²).

Externally, the offices benefit from approximately 17 car parking spaces.

LOCATION

The property is situated just off the main Wakefield Road (A642) a short distance to the east of Huddersfield town centre.

The A629 is one of the main arterial roads providing good access to the town centre, ring road and motorway network to the north, as well as extending to the southeast towards Barnsley, Wakefield and the M1.



ACCOMMODATION

- **GROUND FLOOR** **142.16m² (1,530ft²)**
Including:
Entrance and Waiting Area,
Reception Office, Interview
Room, Board Room,
Office Store & Boiler Room
Male and Female WCs
- **FIRST FLOOR** **161.90m² (1,743ft²)**
Including:
2 Managers Offices
5 Private Offices
Staff Room and Kitchen

OUTSIDE

Car parking to the front and side of the property for approximately 17 cars. Further spaces may be available by negotiation.

RENT

£24,000 per annum

RATEABLE VALUE

£33,000

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 43.2p/£ (2026/27).

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan Wilson BSc(Hons) MRICS
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LEASE TERMS

The offices are offered by way of a new lease for a term to be negotiated on effective full repairing on insuring terms to incorporate 3 yearly rent reviews. The landlord will levy a service charge for maintenance of the site area.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: C

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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 in situ 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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