

**SUPERB MODERN DETACHED OFFICE BLOCK WITH EXTENSIVE PARKING**

**TO LET**



**QUEEN STREET STUDIOS/PERCY SHAW, QUEEN STREET SOUTH,  
HUDDERSFIELD, HD1 3BZ**

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**BTG  
Eddisons**

# Queen Street Studios/Percy Shaw, Queen Street South

Huddersfield, HD1 3BZ



Tenure

To Let



Property Type

Office



Rental

On application



Size

2,808sq m (30,225sq ft) on  
an approximate GIA basis and  
1,750.83sq m (18,846sq ft) on an  
approximate NIA basis



Location

Huddersfield, HD1 3BZ



Property ID

731.4544a (1220354)

**For Viewing & All Other Enquiries Please Contact:**

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Director

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**HARVEY BLAND**  
Graduate Surveyor

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## Property

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The property comprises an attractive, detached four storey steel framed office block clad in artificial stone and part glazed with a tiled roof.

Internally the premises benefits from reception area, a mix of open plan and private office suites, carpeted floors, air conditioning, LED lighting, lift and DDA access and gas central heating.

The overall approximate GIA is 30,225sq.ft. with an approximate NIA of 18,846sq.ft. as per plans provided.

Externally the property benefits from extensive parking being surfaced and secured.

## Energy Performance Certificate

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An EPC has been commissioned.

## Services

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We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

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<b>Description:</b>	University and Premises
<b>Rateable value:</b>	£111,000

## Terms

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The property is available **To Let** on a new Full Repairing and Insuring basis on terms to be agreed.

## Rental

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**Rental on application.**

## VAT

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Prices and rental are exclusive of VAT if chargeable.

## Legal Costs

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The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

## Anti-Money Laundering

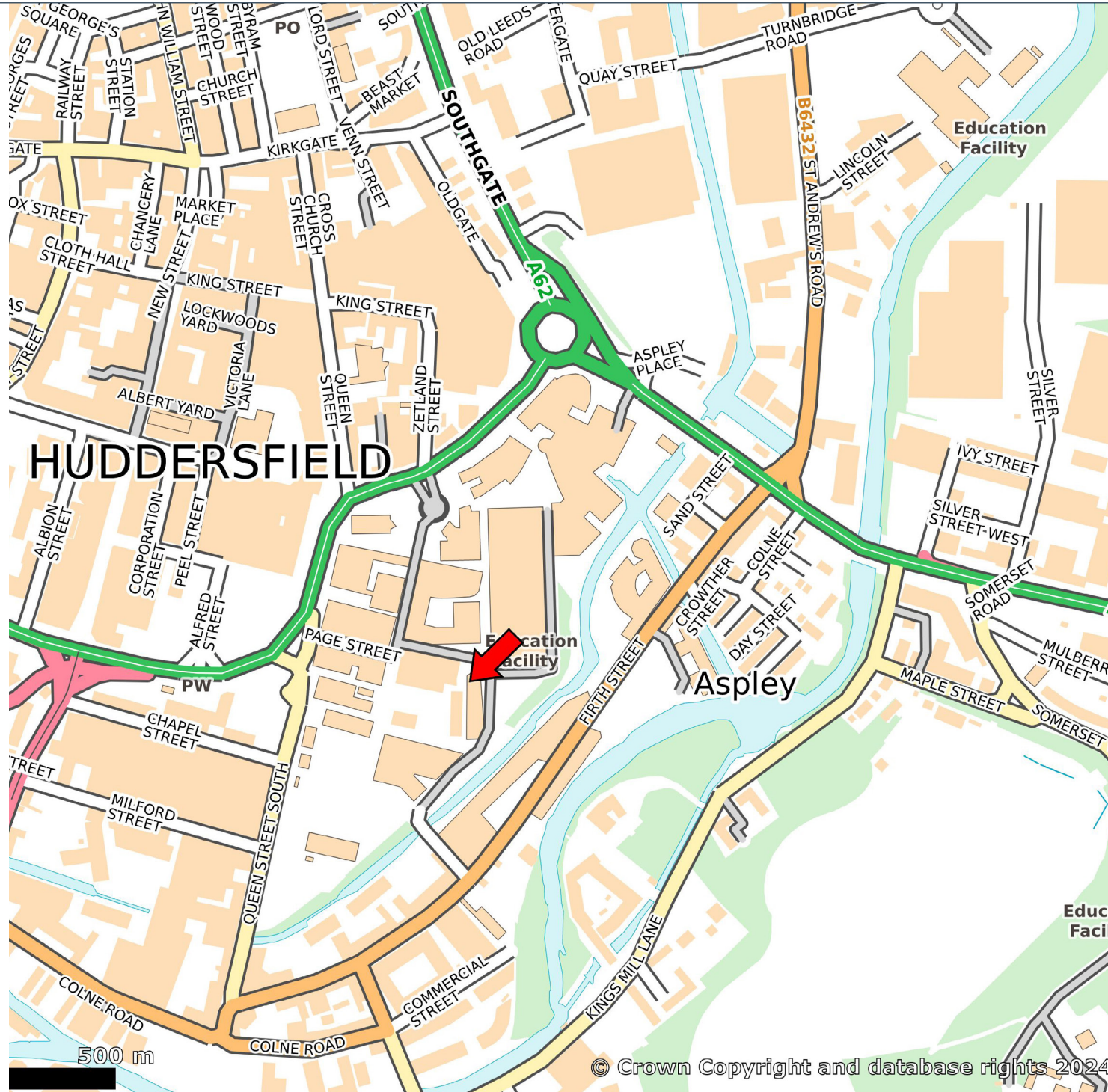
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Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The premises is prominently located on Queen Street South, just off Queensgate the main ring road of Huddersfield town centre.

The property is located less than ½ mile from the town centre with the Huddersfield Queensgate Campus being within close proximity.











**B** Proposed Basement Floor GA Plan  
1 : 100



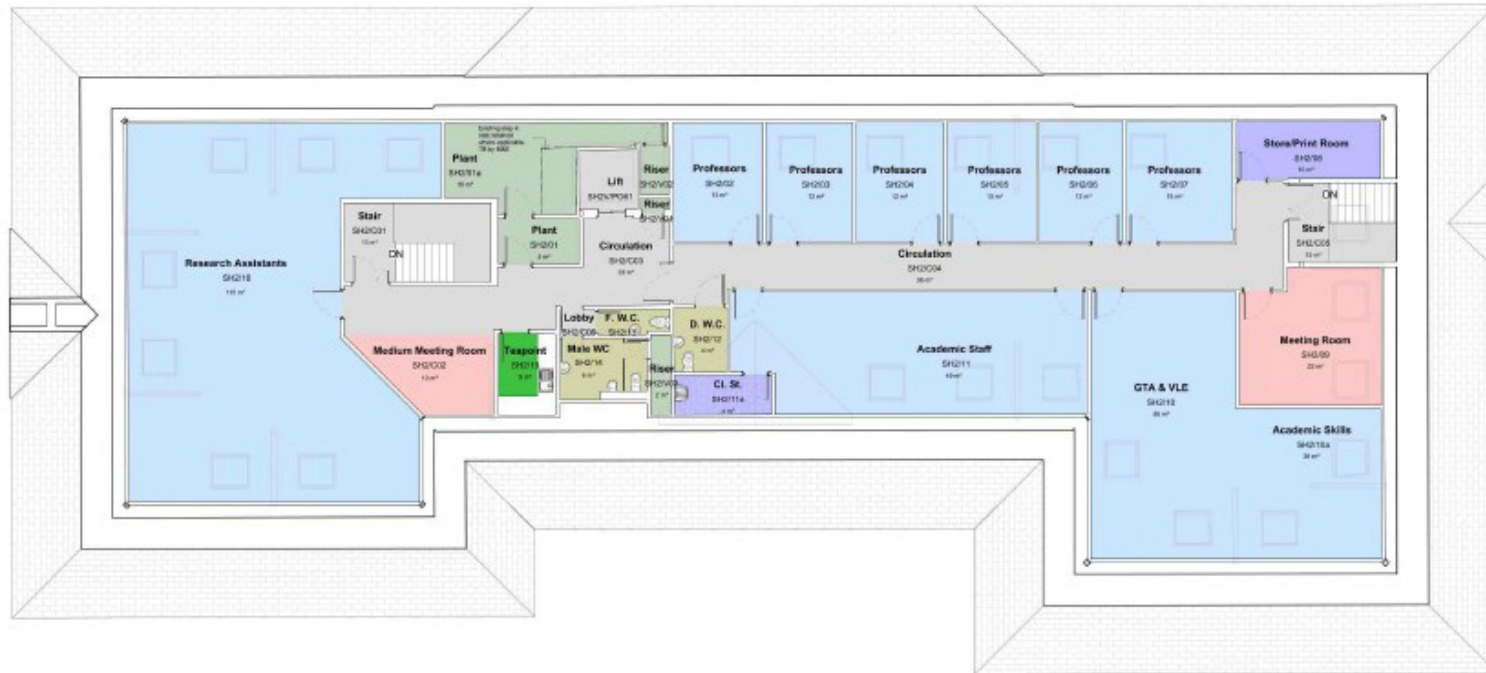
**0** FF&E Ground Floor GA Plan  
1 : 100





**By Department Legend**

- Circulation
- Facilities
- Meeting
- Office
- Plant
- Sanitary Facilities
- Store



**2 Proposed Second Floor GA Plan**  
1 : 100

CG	Plan Numbers revised	24.09.18	JIS	KS
CG	Construction Issues	18.07.18	JIS	KS
PS	Issued for Stage 4	18.04.18	DC	SM
PS	Issued for Stage 4 Design Freeze	01.04.18	DC	SM
PS	Added to Stage 3	04.03.18	DC	KS
PS	Issued for Stage 3	28.03.18	DC	KS
PS	First Issue	28.01.18	GG	KS
Rev	Description	Date	By	App
original by		date created	approved by	
DG		01/28/19	ND	