



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

**WELL LOCATED MODERN
PAVILION STYLE OFFICE WITH **

**PENNINE BUSINESS PARK, LONGBOW CLOSE,
BRADLEY, HUDDERSFIELD,
WEST YORKSHIRE, HD2 1GQ**

450m² (4,844 sq. ft) net



- Good quality modern two storey pavilion office building
- Strategically located just off A6107 Bradley Road with good access to Huddersfield town centre along with J24 & J25 M62
- Benefitting from good onsite parking (up to 24 spaces) and can be offered with early occupation

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For Enquiries call
0113 234 8999



Location

Kevin Conway House is situated on the successful Pennine Business Park which is located just off the main Bradley Road which links the A62 Leeds Road with the A641 Bradford/Brighouse Road. The Business Park does include a variety of office occupiers along with welfare facilities being only a short distance from Bradley Golf Club and Hickory's (both on Bradley Road).

Junction 25 of the M62 at Brighouse is only 2.5 miles to the north east of the Business Park and Junction 24 is 3 miles to the west.

Huddersfield town centre is only 3 miles from Pennine Business Park with Manchester 25 miles to the west and Leeds approximately 13 miles to the east.

Description

Kevin Conway House comprises a good quality modern detached two storey style pavilion office building being brick built beneath a hipped tiled roof.

The building benefits from a central entrance foyer providing access to both the ground and first floor office space. The accommodation is largely open plan with floor coverings, suspended ceilings, recessed lighting along with air conditioning providing heating and cooling.

Within the central entrance foyer there is a staircase and toilet facilities.

Externally the property benefits from a surfaced car park with up to 24 spaces.

Accommodation

Ground floor

Comprising entrance foyer and general offices, private offices, Boardroom and small meeting room along with kitchen and welfare facilities.

First floor

Comprising principally open plan office space with some internal partitioning to create private offices/meeting rooms.

Net Available Floor Area **450m² (4,844**
sq. ft)

Services

We are advised Kevin Conway House benefits from mains water, sewer drainage and electricity in addition to individual appliances including cooling/air con and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

The property has an energy rating of B (31).

Non Domestic Rating

We are advised by the Valuation Office website the premises are assessed at Rateable Value £50,000.

The National Uniform Business Rate for 2026/27 is 48p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of not less than 5 years incorporating 3 yearly rent reviews.

Rent

£60,000 per annum exclusive.

Price

The landlords have advised they may consider a disposal of the building.

VAT

All rents and prices are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

In the event of a letting, the ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3684/A/M
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Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.