

Norwich Union House

24 High Street, Huddersfield, HD1 2LR

MODERN OFFICE SUITES TO LET

240 SQ M (2,583 SQ FT)



OFFICE SPACE TO LET
ASKING RENT OF £12.50 PER SQ FT

Bradley Hall

DESCRIPTION

The subject property comprises a well-presented, open-plan office suite providing a modern and adaptable working environment. The accommodation benefits from suspended ceilings with inset LED lighting, carpeted flooring, and perimeter trunking for power and data. Generous window frontage allows for excellent levels of natural light throughout.

KEY SPECIFICATION

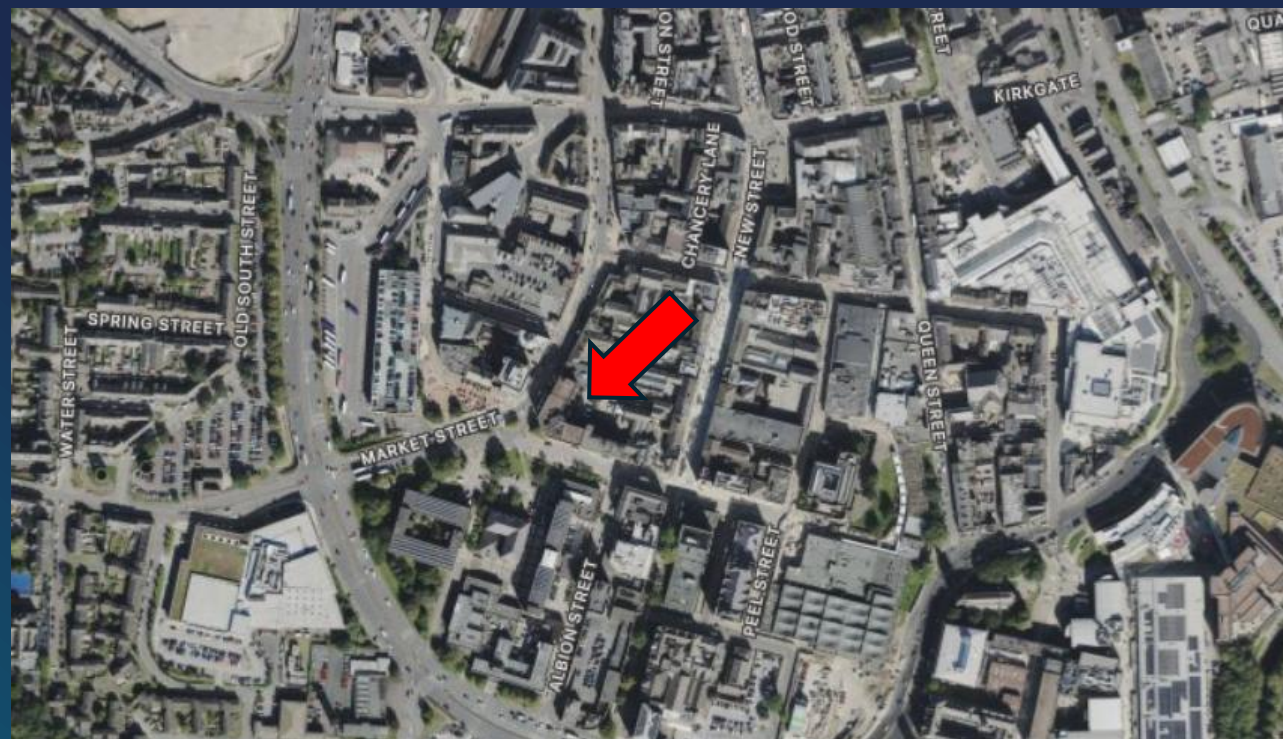
- Modern first floor office space.
- Located near Sainsburys, Primark and the University of Huddersfield
- Huddersfield town centre location
- Good quality specification with communal services.
- Size: 240 SqM (2,583 Sq Ft)

USE

Office space within use class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

EPC RATING

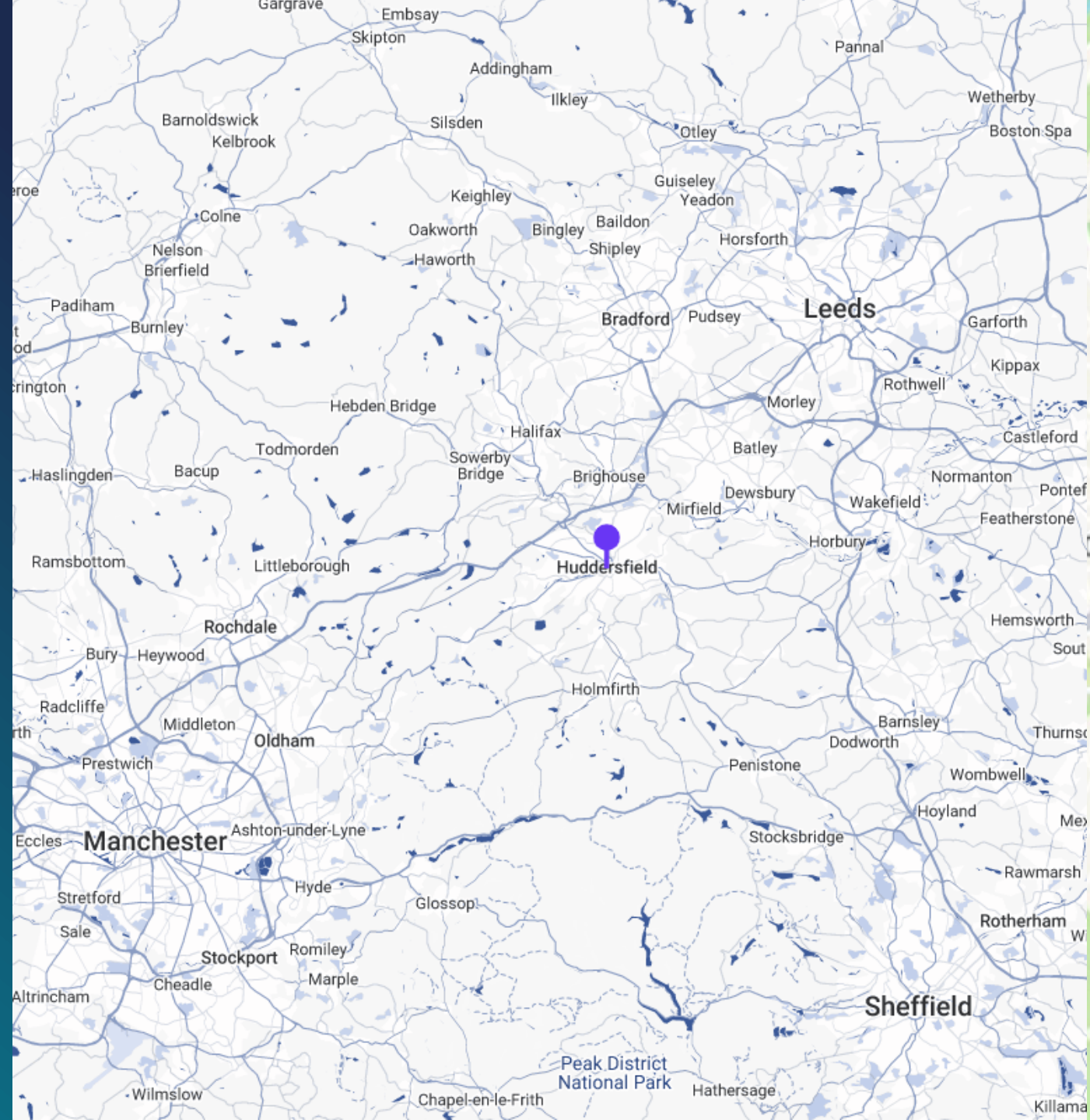
EPC Rating D



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
First floor office suite	240	2,583
TOTAL	240	2,583

LOCATION

The office space is prominently located within Norwich Union House, 24 High Street, occupying a central position within Huddersfield town centre. The surrounding area comprises a mix of commercial, retail, and leisure occupiers including Sainsburys, Primark and Eaton Smith Solicitors. The property benefits from excellent transport connectivity, with Huddersfield Railway Station situated within close proximity, offering regular services to Leeds, Manchester, and other key regional centres. In addition, the A62 and A640 provide convenient access to the M62 motorway, facilitating efficient road links across the wider region. Overall, the location affords a highly accessible and desirable position within Huddersfield's principal commercial core.



TERMS

The property is available To Let on a new lease for a term of years to be agreed.

VAT

The rent is quoted exclusive of any VAT that may be payable.

SERVICE CHARGE

Service charge is applicable, please enquire for further details.

RATING

Depending on the suite, rates are to be reassessed.

VIEWING

For all enquiries and viewing arrangements please contact the sole letting agent.

CONTACT

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