

Walker Singleton

TO LET

Empire House
Wakefield Old Road
Dewsbury
WF12 8DJ

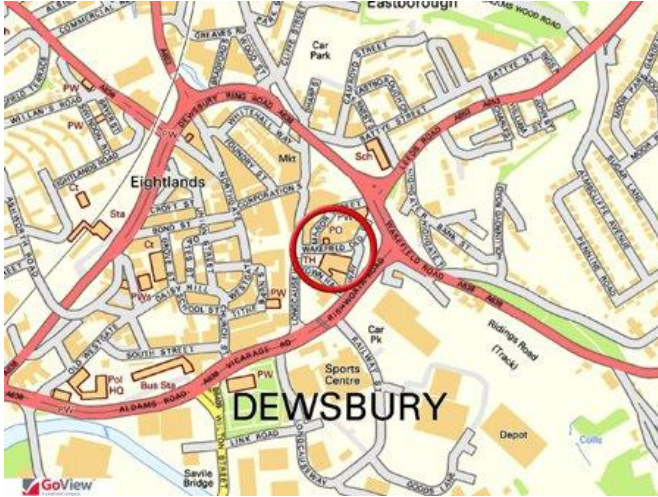
- Good quality offices
- Flexible terms
- 250 – 6,000 ft² (23.23 – 534.19 m²)
- Parking available by separate negotiation



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Location

Empire House is conveniently located within the heart of Dewsbury town centre, opposite the Town Hall.

The building is home to a variety of organisations, including Fusion Housing, Kirklees Law Centre and Cloverleaf Advocacy.

The property is also conveniently located for access to the main arterial routes serving Dewsbury, as well as the motorway network, with Junction 28 of the M62 just 4 miles to the northwest along A653 Leeds Road.

Description

Empire House is an imposing commercial property, constructed in two wings, with lower and upper ground-floor retail units and offices to the upper floors.

The office accommodation is largely open-plan and benefits from high-quality common parts with two passenger lifts and is DDA compliant throughout.

The available accommodation benefits from suspended ceilings with inset Cat. II lighting, carpet floor covering, perimeter trunking and air conditioning.

Secure on-site car parking is also available by separate negotiation.

Accommodation

The approximate gross internal floor areas are:

	Ft ²	M ²
Offices	250 – 6,000	23.23 - 534.19

Terms

The offices are available on lease terms to be agreed.

A minimum 3 month rent deposit will be required.

Rent

From £8.50 per ft² per annum, exclusive of all other outgoings.

A service charge will be levied in respect of the maintenance and upkeep of common areas – details upon application.



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Oak House, New North Road, Huddersfield, HD1 5LG

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Business Rates

Each office is separately accessed for business rates Further details are available on request.

EPC

Energy Performance Certificates are in place for the building. Further details are available on request.

Planning

Falling within Class E of the Town and Country Planning (Use Classes) Order 1987, as amended.

VAT

All figures are quoted exclusive of VAT. We understand VAT will be chargeable.

Legal Fees

Each party will be responsible for their own legal fees incurred.

Viewing

To arrange a viewing, please contact the agent:

Phil Deakin

Direct Line: 01484 477619
Email: phil@hanson-cs.co.uk

Lily Garside

Direct Line: 01484 477600
Email: lily.garside@walkersingleton.co.uk

Hector Nelson

Direct Line: 01484 477617
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