

The Globe

Bridge Street, Slaithwaite, Huddersfield, West Yorkshire, HD7 5JN



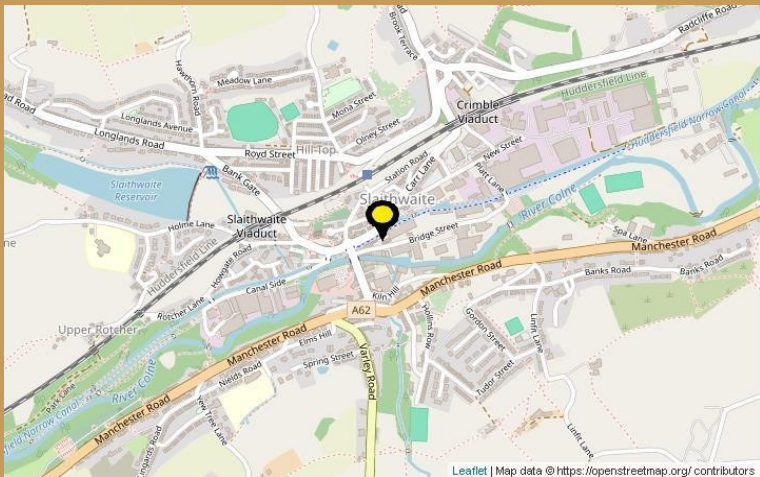
Size: 756 to 1,519 ft² (70 to 141 m²)

Rent: £15 per ft² per annum

Brand new office suites

- New office suites with allocated car parking
- Canal basin setting with proposed pedestrian bridge
- Available within 2/3 months lead time
- Rateable Value: To be assessed on Practical Completion
- EPC Rating: To be assessed on Practical Completion
- Sat Nav Postcode: HD7 5JN

T. 01484 240 220
metcalfecommercial.co.uk



Planning

Falling within Classes A1, B1 and E of the Town & Country Planning (Uses Classes) Order 1987. The fourth floor is available for commercial office uses.



Location

The Globe is located in the heart of the commercial centre of Slaithwaite with dedicated car parking for the scheme accessible from Bridge Street. This aesthetic mill restoration will include a new pedestrian bridge, over the canal basin, linking to Carr Street which will enhance the distinctive character of the village and benefit local businesses.

Slaithwaite lies approximately 6 miles to the west of Huddersfield town centre, and is a vibrant village located in the heart of the Colne Valley. Within walking distance of the train station.

Description

The Globe has been converted and renovated to create a mixed-use office, health, leisure and hospitality scheme.

The 4th Floor East Wing has recently been completed and is available for office use.

The suites provide contemporary space within a period building, having polished timber floor, exposed brickwork and plaster finished walling, double glazed windows, suspended LED lighting, air circulation/ventilation and central heating radiators.

Passenger lifts and staircase access with communal toilet facilities.

On site allocated secure car parking.

Accommodation

Floor	Description	Approx ft ² (m ²)
4th	East Wing Offices	1,519 ft ² (141.11 m ²)
TOTAL		1,519 ft ² (141.11 m ²)

Terms

Leasehold: £15 per ft² per annum

Available on a new tenants internal repairing and insuring lease for a term of years to be agreed, incorporating periodical rent reviews (where applicable), plus service charge and buildings insurance contributions.

Rateable Value

To be assessed on Practical Completion

EPC Rating

To be assessed on Practical Completion

VAT Status

Rent, service charge and insurance contributions are subject to the addition of VAT.

Legal Costs

The tenant is to pay the landlord's legal costs incurred.

Viewings

By prior appointment, contact:
jason@metcalfecommercial.co.uk
Telephone: 01484 240220
Joint agent Carter Towler, Leeds

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