



Suite 2, 39 Huddersfield Road, Holmfirth

A large open plan office suite located on the first floor of this converted building in the centre of Holmfirth. It features windows to the front and rear, suspended ceiling with inset lighting and central heating. There is also a small kitchenette and, the property has usage of the communal staff WCs.

Accommodation



Communal Areas

The office suites can be accessed from the rear of the building. A communal entrance door leads to a staircase to the first floor. There are also ladies, gents and disabled WCs located on this level.

Parking

Limited parking spaces are available at the rear of the building, by negotiation.

Tenants Responsibilities

The properties will be let on an Internal Repairing and Insuring (IRI) Lease. The tenant will be responsible for the internal maintenance and upkeep of suite.

The tenant will also be responsible for business rates – we advise small business tenants to investigate whether they would qualify for small business rates relief.



Bills

The property is heated by a communal gas central heating system which is shared with the 3 office units above. The tenant of each unit will be billed by the landlord for usage on a pro rata basis which is calculated based upon the gross internal floor area of each unit.

Electricity is provided on a shared supply with each unit separately metered. The landlord will bill for electricity usage quarterly based upon the meter reading.



Bond

The equivalent of a months rent is to be paid upon commencement of the lease in addition to the first months rent.

Service Charge

A monthly service charge of £50 (plus VAT) is payable to cover general maintenance of the building, window cleaning, fire safety systems, CCTV and insurance.

Should there be any surplus at the end of each calendar year, this will be refunded. Note that the landlord reserves the right to increase this figure to cover reasonable increases in the cost of the included services.

VAT

VAT at the prevailing rate (currently 20%) will be payable on top of the rent.

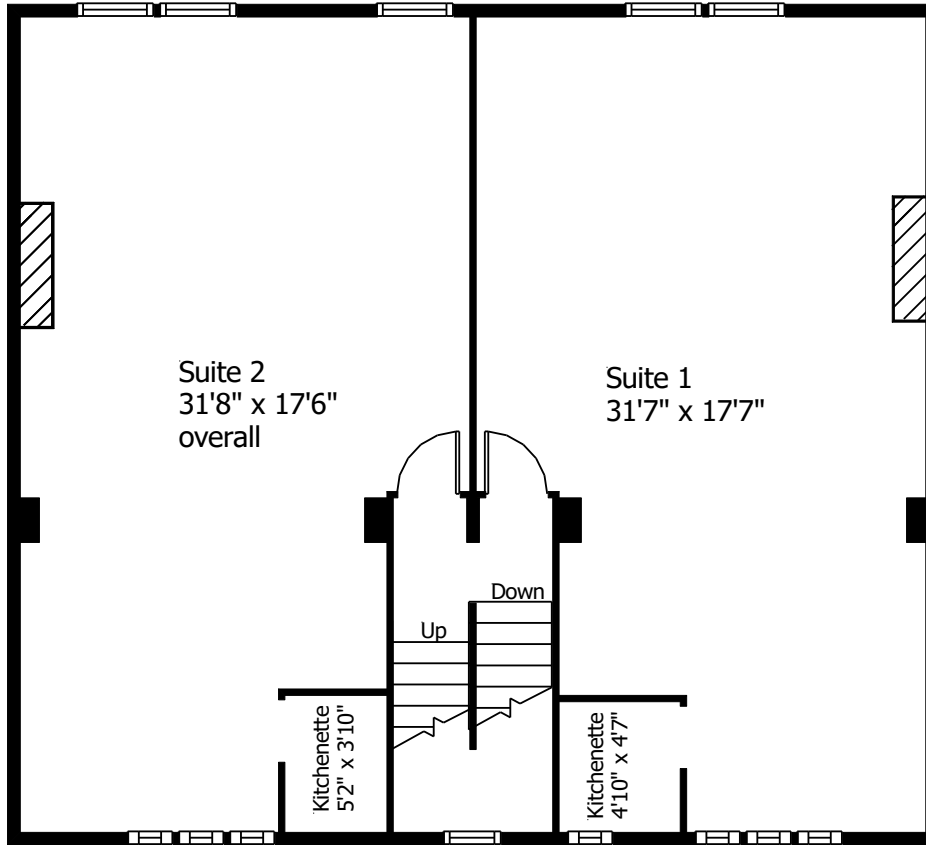
Viewing

By appointment with Wm Sykes & Son.

Location

The property is located on the A6024 Huddersfield Road in the centre of Holmfirth, diagonally opposite from the Wm Sykes office.

Office Suites 1 & 2, 39 Huddersfield Road, Holmfirth



This floor plan is for illustrative purposes only and may not be to scale.
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