



## Upperbridge House, 24 Huddersfield Road, Holmfirth

An enviably located office building located in the heart of Holmfirth with flexible office spaces offered to let. We have a small single office on the ground floor of the building offered individually or combined with a larger upstairs space on the first floor of the building. The offices are accessed via a communal entrance door and benefit from communal meeting room, kitchen and staff WCs which are shared with other tenants within the building.



### Ground Floor Office £450 PCM including bills

A small single office space with prominent window to the front and central heating radiator. This also has use of the first floor meeting room.



### Communal Space

A curved staircase leads up to the first floor landing where there is access to the shared meeting room, kitchen and wc.

### Upper Floor Offices

#### £600 PCM including bills

This includes office accommodation across the first floor of the building.



### First Floor Accommodation

There is an open plan office at the rear of the building with spiral staircase to the upper floor. Also on first floor level is a private front office space with glazed partition and air conditioning unit.

# Office Space at Upperbridge House, 24 Huddersfield Road, Holmfirth, HD9 2JS



## Further First Floor Accommodation

### Terms

Our client is looking to lease the property on an internal repairing and insuring lease for a term of 5 years with a 3 year break clause.

### Services

Gas and electricity bills are including in the monthly rent.

### Viewing

By appointment with Wm Sykes & Son.

### Location

The property is located on the A6024 Huddersfield Road in the centre of Holmfirth.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Holmfirth**

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