



holroyd miller

Commercial



TO LET

TOWN CENTRE OFFICE BUILDING 30 STATION ROAD, OSSETT, WF5 8AD

A LATE VICTORIAN FORMER TERRACE HOUSE IN OSSETT TOWN CENTRE WHICH HAS BEEN MODERNISED AND CONVERTED TO OFFICE SPACE OFFERING QUALITY ACCOMMODATION ACROSS THREE FLOORS AMOUNTING TO A NET FLOOR SPACE OF 82.9M² / 892FT² WITH PARKING SPACES TO THE REAR.

RENT £12,000 PA

01924 299494

DESCRIPTION

The property is a former terrace house which was modernised and converted to good quality offices a few years ago and now offers 82.9m²/892ft² net floor space over three floors. The accommodation is fitted out to a high standard with gas central heating, suspended ceilings with LED lighting and security system. In addition there are 2 private parking spaces to the rear.



LOCATION

Fronting the pedestrianised section of Station Road, the offices are within Ossett Town Centre just a short walk from Market Place. There is vehicular access to the rear of the building with two parking spaces within the rear yard. Ossett is a busy centre between Wakefield and Dewsbury within the heart of West Yorkshire offering excellent access to the surrounding larger towns and cities and the motorway network.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
Ground Floor		
Office 1	To front with bay window.	14.6m ² / 157ft ²
Office 2	To rear with access to parking.	17.9m ² / 192ft ²
First Floor		
Office 1	To front.	19.3m ² / 207ft ²
Office 2	To rear.	12.8m ² / 137ft ²
Kitchen	Fitted units.	2.8m ² / 29ft ²
W.C	Low flush toilet and basin.	
Basement		
Office/Staff	Fitted units and rear door.	15.6m ² / 167ft ²
W.C	Low flush toilet and basin.	
NET AREA		82.9m²/ 892ft²

BUSINESS RATES

The property has a rateable value of £7,200 and is eligible for 100% rate relief subject to status. The standard rating multiplier for the year 2022/2023 is 51.2p in the pound (0.512). The small business multiplier is 49.9p in the pound (0.499). More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, www.voa.gov.uk.

VAT

We understand the property is not presently elected for VAT however the owner reserves the right to charge VAT should they choose to do so. All figures are quoted net of VAT.

PLANNING

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Wakefield Metropolitan District Council that their proposed use is acceptable.

TERMS

The property is available by way of a new tenant's full repairing and insuring lease for a term of 3 years or multiples thereof at an initial rental of £12,000 per annum exclusive of all outgoings.

LEGAL COSTS

The tenant will be responsible for the landlord's reasonable legal costs for preparation of the lease.

VIEWING

By prior telephone appointment through the agents.
Contact: Jonathan Kidd Email: jonathan@holroydmiller.co.uk
Tel: 01924 299494 (option 3)



ENERGY EFFICIENCY RATING

The property has an EPC which is valid until 08/01/32. The energy efficiency rating is B40.

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