



# holroyd miller

Commercial



## TO LET

### FIRST AND SECOND FLOOR OFFICE ACCOMMODATION WITH PARKING

FIRST AND SECOND FLOOR OFFICES LOCATED WITHIN HORSFORTH TOWN CENTRE AMOUNTING TO A NET FLOOR SPACE OF 117M<sup>2</sup>/1259FT<sup>2</sup>. SUITABLE FOR A NUMBER OF USERS SUBJECT TO ANY NECESSARY CONSENT.

**RENT £15,000 PA PLUS VAT**

01924 465671

### DESCRIPTION

This property is a detached office building offering vacant rental accommodation across the first and second floor. The first floor comprises of landing with WC, office reception with kitchen, main office, meeting room and private office partitioned off. The second floor comprises of more office space and storage located within the roof space and split into three areas with Velux roof lights. The property benefits from double glazed windows and gas central heating. Furthermore, there are 5 allocated parking spaces. Please note the ground floor is tenanted and gas and electric will be charged by a way of service charge.

### LOCATION

The building is situated on Kerry Street, surrounded by commercial and residential properties just a short distance from Horsforth town centre. Horsforth is a suburb within the Leeds Metropolitan District and is situated approximately 5 miles north-east of Leeds City Centre. Leeds is the largest city within West Yorkshire. The city benefits from excellent transport links to the M1, M62 and A1.

### ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
FIRST FLOOR	Landing with W/C. Office reception with kitchen, main office, meeting room and private office partitioned off.	74.4m <sup>2</sup> /799ft <sup>2</sup>
SECOND FLOOR	Office space and storage located within the roof space and split into three areas with Velux roof lights.	42.6m <sup>2</sup> /459ft <sup>2</sup>
<b>NET AREA</b>		<b>117m<sup>2</sup>/1259ft<sup>2</sup></b>

### BUSINESS RATES

The property will need reassessing in due course. The standard rating multiplier for the year 2023/2024 is 51.2p in the pound (0.512). More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

### VAT

We understand the property is presently elected for VAT.

### PLANNING

The existing planning use is likely to fall within Class E1 of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Kirklees Metropolitan District Council that their proposed use is acceptable.

### TERMS

The property is available on a new lease for a term to be agreed. The tenant will be required to keep the interior of the offices in good repair and condition. External repairs will be shared between tenants.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### SERVICE CHARGE

Gas, electricity, water and buildings insurance will be split between tenants

### VIEWING

By prior telephone appointment through the Agents. Contact: Lucy Hicken –Tel:01924 299494 (option 3) Email [lucyh@holroydmiller.co.uk](mailto:lucyh@holroydmiller.co.uk)



### ENERGY EFFICIENCY RATING

The property is currently getting assessed for an EPC rating.

