

To Let (May Sell)

A well appointed detached property, suitable for a variety of uses (subject to planning) with excellent parking facilities

Field House
256 Bradford Road
Brighouse
West Yorkshire
HD6 4BW

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Contact

For further information or to arrange an appointment please speak to:

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- Superb detached office accommodation
- 498.50 sq m (5,366 sq ft)Gross Internal Area
- Suitable for a variety of uses, subject to planning permission
- Excellent car parking facilities

LOCATION

The property is situated alongside the A641 Bradford Road, one of the main arterial routes into the town of Brighouse, approximately one mile south of the subject property.

Brighouse is an attractive town providing all the usual amenities that any occupier would require for their staff, including shops, public houses and restaurants.

The property is also well situated for the motorway network, being some 5 minutes drive from Junction 25 of the M62 Motorway.

DESCRIPTION

The property is a 3 storey, detached office building with a good specification that includes;

- An excellent mix of private and open plan accommodation
- Gas central heating
- Category II lighting to part
- Executive boardroom
- Kitchen facilities and associated break out areas

The property also has a large car park that has the ability to park 38 cars, a ratio of 1 space per 140 sq ft. This far exceeds the standard 1 space per 250 sq ft.

The property has an EPC rating of C.

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	3,965	368.34
First Floor	450	41.81
Lower Ground	951	88.35
TOTAL	5,366	498.50

PLANNING

The property currently has planning permission for Office Use however, the property may be suitable for other uses, subject to the necessary permissions.



TENURE

The accommodation is available to let as a whole or a split to suit an individual's needs on a Full Repairing and Insuring lease for a term to be agreed at a rent of £10 per sq ft.

FREEHOLD PRICE

The freehold of the property may be available subject to further negotiations.

BUSINESS RATES

The property currently has a Rateable Value of £39,000.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the preparation and completion of legal documentation.

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