



**HQ Huddersfield Station Street Buildings
2 St Peters Street
Huddersfield
HD1 1LN**

- Various modern office suites within a refurbished City Centre building.
- Office sizes from 2 person to 24 person workspaces (70 sq ft to 1000 sq ft)
- From £300 (+VAT) per month (all inclusive—ground / first floor)
- 24/7 access with professional support services on site, with meeting rooms available.

SITUATION

The building is situated on Station Street, within the central commercial district of Huddersfield Town Centre, within a short walking distance of St Georges Square and Huddersfield Train Station. Various public realm works are underway/proposed.

Nearby occupiers include Nando's, Lala's and McDonalds restaurants, as well as Huddersfield's main shopping area.

DESCRIPTION

The offices are available within this attractive landmark Grade II Listed 3 storey stone built building with numerous original features having been retained.

Ground / first floor

Various suites are available on the ground and first floor to accommodate 2—24 person workspaces on a serviced office basis.

The building has recently been refurbished / re-branded as an HQ Business Centre and benefits from the following amenities:

- 24/7 access
- Meeting rooms available—fully equipped for meetings, presentations and collaborative sessions.
- Professional support services—dedicated on site management team.
- Flexible office sizes.
- Internet provided.

RATING

The offices currently form part of a larger assessment for Business Rates purposes and will need to be independently assessed and payable by the occupier. However, we would expect no Business Rates are payable as the suites should qualify for Small Business Rates Relief (subject to qualifying conditions).

RENT

Included within the rent:

- Dedicated receptionist
- All utilities (water, electricity and Wifi)
- 24 hour access
- Maintenance / upkeep of the building
- Cleaning of the common areas

LEASE

The suites are available on letting terms of 6 months upwards and are agreed by way of an in house Lease Agreement (at no cost to the ingoing tenant). Full terms on request.

2nd / 3rd Floor

The 2nd/3rd floors are available on a conventional basis, from 2,500—10,000 sq ft at £10 psf (+VAT), plus service charge of £3 psf and all bills would be payable by the tenant.

VAT

We are advised by the landlords that VAT is chargeable on the rent at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

A copy of the Certificate and Report is available upon request.

VIEWING

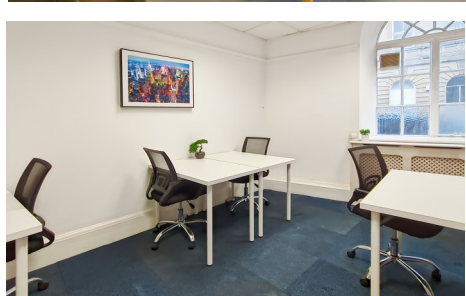
By contacting the letting agents:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

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