

TO LET

**modern high specification office suites
on out of town business park with car parking**

**CARTWRIGHT COURT
BRADLEY BUSINESS PARK
HUDDERSFIELD HD2 1GN**



740 – 830 ft² (69 – 77 m²)

- **Prestigious high specification office suites**
- **Popular business park location with on site car parking**
- **Convenient access to Junctions 24 and 25 M62**

Hanson Chartered Surveyors
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Telephone 01484 432043
Fax 01484 431705
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Location

Cartwright Court is situated on the popular Bradley Business Park fronting Dyson Wood Way with access from Bradley Road which links directly to the Leeds/Huddersfield trunk road (A62). The site stands approximately 3 miles from Huddersfield town centre and 2.5 miles from Brighouse town centre and both junctions 24 and 25 of the M62 are within approximately 3 miles.

Description

The accommodation is within a terrace of modern two storey office buildings of brick construction under pitched tiled roofs with double glazed windows.

Internally the office suites are appointed to a high specification with carpet floor covering, suspended ceilings with inset category 2 lighting, electric wall mounted heaters and perimeter compartmental trunking.

The suites share a ground floor entrance lobby together with toilet and kitchen facilities.

Each unit comes with allocated car parking spaces.

Rates

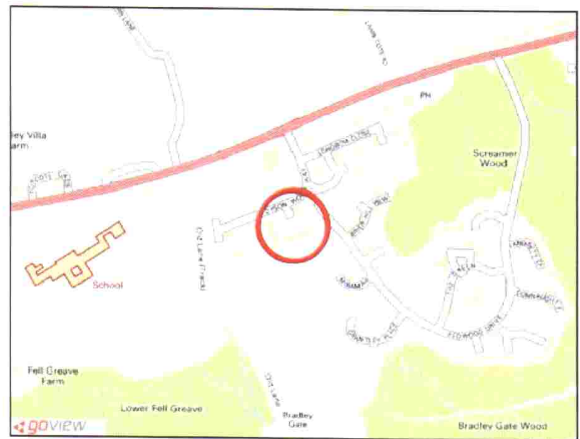
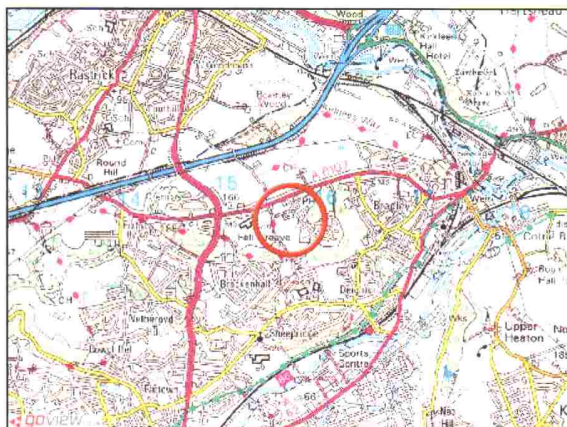
Currently assessed for NDR purposes as follows:

Unit 4a Offices & Premises £8,600 RV

Unit 2a will require reassessment upon occupation. The Uniform Business Rate for 2009/ 2010 is 48.5p in the £ ignoring small business allowances and transitional relief.

Planning

Class B1 of the T&CP (Use Classes) Order 1987.



Accommodation

<i>Ground Floor</i>		
Unit 4a	77 m ²	830 ft ²
<i>Ground Floor</i>		
Unit 2a	69 m ²	740 ft ²

Measurements taken in metric and converted to their nearest imperial equivalent.

Terms

Available on a new full repairing and insuring lease, for a term of years to be agreed, incorporating 3 yearly rent reviews, plus service charge.

Rent: £15 per ft²

VAT

The rent quoted is exclusive of any VAT. We understand VAT will be chargeable.

Legal Costs

The incoming tenant is to be responsible for both parties reasonable legal costs incurred in this transaction.

Viewing

Viewing is strictly by appointment with the joint agents contact:

Hanson Chartered Surveyors 01484 432043
 Jason Metcalfe jason@hanson-cs.co.uk
 Philip Deakin phil@hanson-cs.co.uk

Eddisons 01484 533151
 Jonathan O'Connor jonathan.oconnor@eddisons.com

Reference 2207
Subject to Contract

MISREPRESENTATION ACT 1967

CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

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PROPERTY MISDESCRIPTIONS ACT 1991

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FINANCE ACT 1989

All offers received will be deemed to be exclusive of VAT unless expressly stated to be otherwise.