



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**STRATEGICALLY LOCATED
IMPOSING DETACHED OFFICE
BUILDING WITH **P****

**BRUNSWICK HOUSE, 33 EAST STREET, LINDLEY,
HUDDERSFIELD, HD3 3ND**

282m² (3,034 sq ft) Net



- Attractive stone built Grade II Listed office building
- Strategically located a short distance off Halifax Road (A629) with easy access to Junction 24 M62 (Ainley Top) and nearby village centre amenities
- Good onsite parking provision and available late 2020

0113 2348999

Location

Brunswick House is on the northern side of East Street close to its junction with Birchcliffe Hill Road and opposite Zion Close. East Street connects with Halifax Road (A629) immediately to the east at the cross road junction with Birkby Road. Junction 24 on the M62 motorway is a short distance (less than a mile) to the north.

Lindley is a popular northern suburb of Huddersfield approximately 2 miles to the north west of the town centre which can be accessed directly via Halifax Road. Lindley is approximately 6 miles south of Halifax, 13 miles south of Bradford and 18 miles south west of Leeds. There are several local restaurants including Da Sandro, Eric's, Briar Court Hotel and nearby Cedar Court Hotel off Ainley Top (Junction 24).

Description

Brunswick House is a stone built with ashlar stone face two storey with basement and attic former detached dwelling house beneath a hipped slated roof together with a single storey slate covered roofed extension.

The Victorian building has a central ornate entrance featuring Tuscan style columns.

The property is set back from East Street with excellent car parking to the front and side with landscaping and mature trees. There is a terraced area and views overlooking the valley to the rear.

Accommodation

Lower ground floor 48 m² (522 sq ft)

Basement comprising three vaulted keeping cellars, ladies and gents toilets and kitchenette.

Ground floor 112 m² (1,202 sq ft)

Ground floor comprising entrance hall with decorative ceiling rose and arched coving. Two general offices, with fitted kitchenette/file room, directors office with bay window and part timber panelled walls, post room/secretary's office, reception office with original suspended ceiling and recessed lighting, and ladies and gents toilets.

First floor 106 m² (1,136 sq ft)

First floor comprising central landing with decorative ceiling rose and feature arched coving and four general offices and one private office.

Attic 16 m² (174 sq ft)

Attic comprising store room with dormer window.

Net Internal Floor Area 282 m² (3,034 sq ft)

Gross Internal Floor Area 395 m² (4,255 sq ft)

Services

We are advised all mains services are connected to Brunswick House including a gas fired central heating installation. However, no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

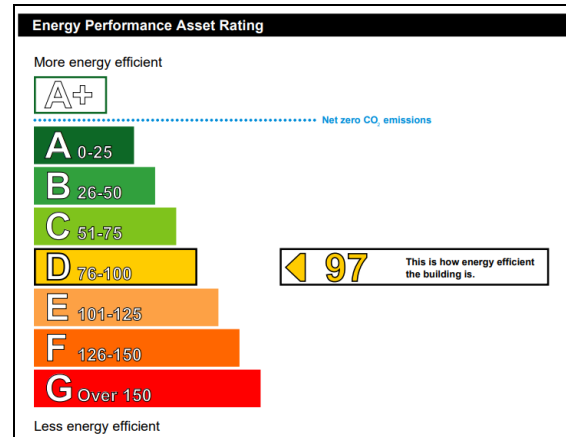
Rating

We are advised by Kirklees MC the property is rated as office & premises with a RV of £12,500.

The National Uniform Business Rate for 2020/21 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees Metropolitan Council, Tel: 01484 221000.

Energy Performance Certificate



Lease Terms

A new tenants full repairing and insuring lease for a period of years to be agreed incorporated regular rent reviews.

Rent

£30,000 per annum exclusive.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 0919/A/M
August 2020

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.