Walker Singleton
Chartered Surveyors



To Let

78 John William Street

Huddersfield
HD1 1EH

- Prominently located town centre offices
- 176.55 - 776.48 m² (1,900 - 8,358 ft²)
- Landmark Grade II Listed building
- Ideally situated for Huddersfield Railway Station
- Good energy rating – EPC rating: 64 (C)

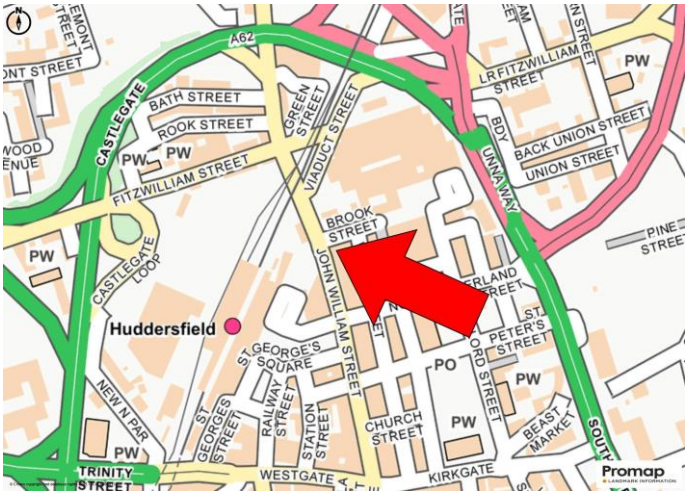


Location

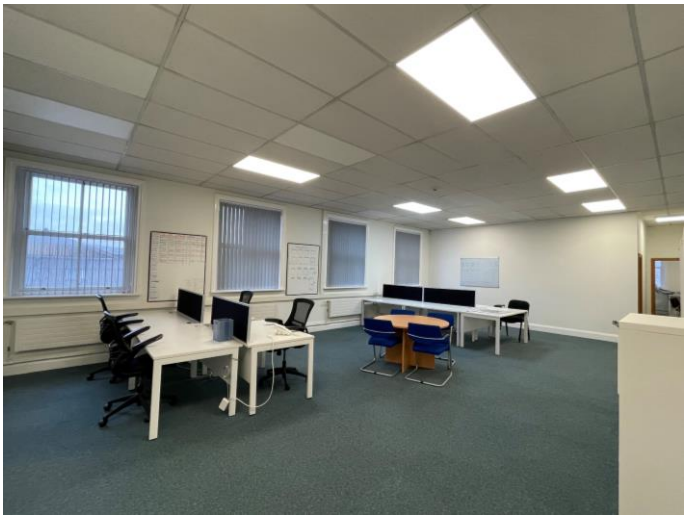
Huddersfield is the principal town, and administrative centre, of the metropolitan borough of Kirklees, West Yorkshire. The town, with a population of 141,692 (ONS 2021 Census), is located just east of the Pennines, approximately 2.5 miles from the M62 motorway, 9 miles south of Bradford, 13 miles south-west of Leeds and 22 miles north-east of Manchester.

The town's transport links are good, with Junctions 23, 24 and 25 of the M62 motorway approximately 3, 2.5 and 4 miles, respectively, from central Huddersfield, whilst Junction 38 of the M1 motorway is approximately 10 miles to east. The town's public transport links are excellent, particularly in terms of rail, with Huddersfield being on the main railway line between Leeds and Manchester, soon to be boosted further by the 'Transpennine Route Upgrade', currently underway.

The property is prominently located in the town centre, to the corner of John William Street and Brook Street, with extensive frontages both elevations, in a predominantly commercial area, a short distance east of St. George's Square and the Grade I Listed Huddersfield Railway Station, and with the University of Huddersfield's groundbreaking new 'National Health Innovation Campus' approximately 300 metres to the west.







Description

A substantial, Grade II Listed, town centre office building, extending to 8,358 ft² NIA (776.48 m²) over 3 storeys and basement, the property can be taken as a whole or split on a floor-by-floor basis.

The offices have plastered walls and ceilings, carpet floor coverings and welfare facilities in the form of several kitchens and toilets throughout the property. The property benefits from a personnel lift.

Accommodation

The total approximate net internal floor areas are:		
78 John William Street		
	ft²	**m²**
Ground Floor		
Offices	2,080	193.26
First Floor		
Offices	2,080	193.26
Second Floor		
Offices	2,080	193.26
Basement		
Offices	1,900	176.48
Total Approximate NIA	**8,358**	**776.48**
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Terms

The offices are available to let by way of a new tenant's Full Repairing and Insuring lease for a minimum term of three years.

In the event of multiple occupancy, a service charge will be payable.

Rent

£10 plus VAT per ft² per annum

Rateable Value

The property has been assessed for business rates purposes as follows:

Basement, Ground and First Floor: £42,750 Rateable Value
Second Floor: £19,250 Rateable Value

Energy Performance

The property has an EPC rating of 64 (C).

Legal fees

Each party is to be responsible for their own legal fees incurred in the transaction.

Viewing

For further details or to arrange a viewing, please contact:

Phil Deakin

Tel. 01484 477600
Email: phil.deakin@walkersingleton.co.uk

Lily Garside

Tel. 01484 477600
Email: lily.garside@walkersingleton.co.uk

Walker Singleton Commercial

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.