

TO LET

Suites 7D & E Riverside Court
Huddersfield Road
Delph
OL3 5FZ

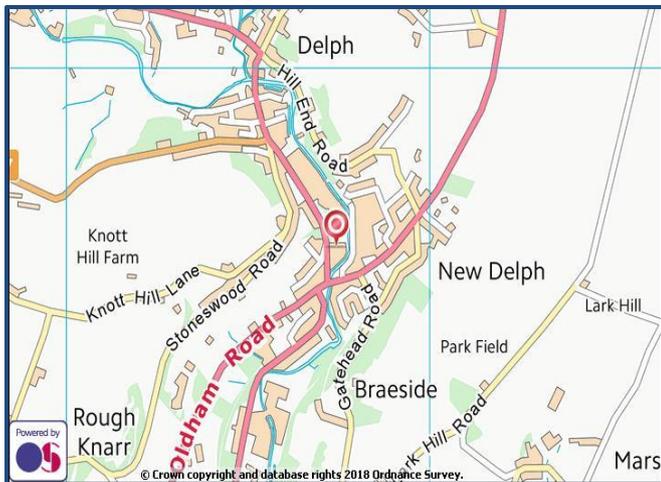
- High specification Offices
- 300 - 740 ft² (27.87 – 68.75 m²)
- Immediate occupation available
- Out of town office park location
- Onsite parking
- Potentially business rates free



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Location

Riverside Court is prominently positioned off the A62 Huddersfield Road close to its junction with the A6052 and a short distance south of Delph village centre. The A62 Huddersfield road provides access to Oldham town centre which lies approximately 5 miles to the south west with the A6052 providing access to the M62 motorway via junction 22 within a 15-minute drive north.

Description

The vacant suite is on the ground floor of a larger two storey with attic and basement parking purpose-built office property, being of a steel frame construction with cladded elevations and a profile sheet insulated roof with Velux's.

Internally the ground floor accommodation of 740 ft² (68.75 m²) is open plan but has the potential to be split into two smaller suites. The suite is fully DDA compliant with lift access from the basement car parking and benefits from a suspended ceiling, CAT II LED lighting, air conditioning, carpets and CAT5 cabling.

The welfare provision is provided in the form of a shared kitchen with fitted wall and base units as well as separate gents and ladies W/C provision.

On site car parking spaces are available.

Rateable Value

The property will require to be re-assessed for business rates purposes.

Accommodation

The Total Approximate Net internal floor areas are:		
	ft ²	m ²
7D offices	300	27.87
7E offices	440	40.88
Total Approximate NIA	740 ft²	68.75 m²

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.

EPC

The property has been assessed for Energy Performance purposes and has an energy performance rating of: B (45)

Terms

Available on a new internal repairing and insuring lease for a minimum term of three years. Three months rental bond required.

Rental

£13 per sqft

There is a service charge of 10% of the rental value to cover building maintenance, servicing of the lift and air conditioning along with cleanness of the common areas.

VAT

The rent quoted is exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in this transaction

Viewing

For further information and viewing arrangements please contact the sole agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref:37573

May-18



Oak House, New North Road, Huddersfield, HD1 5LG

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