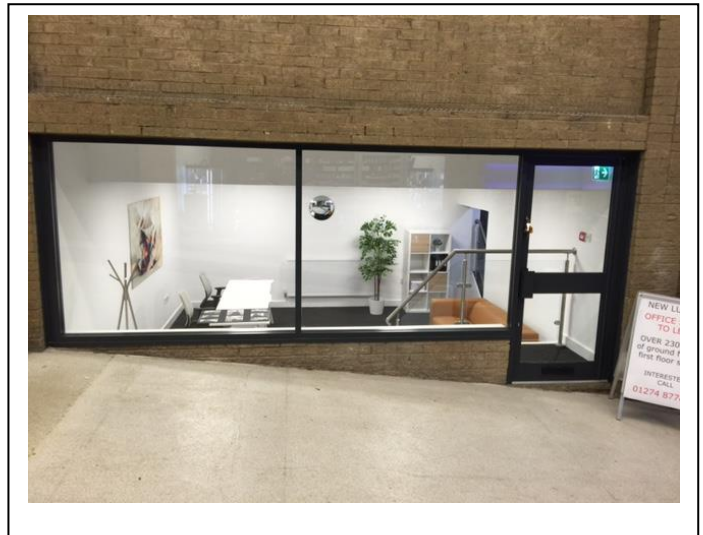




**FIRST FLOOR OFFICES
CENTRAL ARCADE
CLECKHEATON, BD19 5DN**



TO LET

**High Quality Refurbished Office Accommodation
Extending to a Gross Area of 227.01 sq. m. (2,444 sq. ft.)
With Quality Ground Floor Reception from Central Arcade
Suitable for a Wide Variety of Professional Uses**

RENTAL - £27,000 Per Annum Exclusive

FIRST FLOOR OFFICES – CENTRAL ARCADE, CLECKHEATON, BD19 5DN

CLECKHEATON

Cleckheaton is located within the Metropolitan Borough of Kirklees, and is situated approximately 1 mile south-east of Junction 26 of the M62 (Chain Bar) which links to the M606 motorway to Bradford. Cleckheaton is approximately 3 miles south of Bradford, and 4 miles north-east of Huddersfield. It has excellent communication via the M62 and the motorway network to Leeds (approximately 5 miles to the north-west) and ultimately through to the M1 and Greater Manchester.

CENTRAL ARCADE

Central Arcade forms part of the principle shopping area of Cleckheaton. It includes major occupiers such as Halifax Building Society, Dominos, Jack Fulton and Bet Fred. Titan Business Centres occupy a substantial area at first floor level and, the Arcade also includes a number of local occupiers including From the Heart (card shop), Smokers D'Lite etc. The Arcade forms a natural link between Cheapside and Market Street and is situated about 50 yards from the town's main public car park on Bradford Road (A638).

DESCRIPTION

The offices are being refurbished to a high standard and, will provide the following principle items:-

- Separate ground floor entrance with powder coated aluminium shop front /reception area
- Under-stairs store/comms room
- Self-contained male & female toilet facilities
- Modern UPVC double glazing
- Suspended ceiling with Cat 3 Fluorescent lighting (recessed)
- Separate gas fired central heating system
- Quality carpeting
- Cat 5 skirting trunking and cabling

ACCOMMODATION

The total gross internal floor area extends to 227.01 square metres (2,444 square feet). The individual areas upon a net basis are as follows:-

Ground Floor

Entrance/Reception Area 25.43 sq. m. (272 sq. ft.)

First Floor

Landing/Lobby Area	---	---
Private Office	25.00 sq. m.	(269 sq. ft.)
Open Plan Office Area	126.20 sq. m.	(1,358 sq. ft.)
Total Net Internal Floor Area Approx.	176.63 sq. m.	(1,899 sq. ft.)

Please Note: The floor areas have been provided by architects dealing with the refurbishment of the accommodation.

RATING ASSESSMENT

The property will require reassessment upon occupation.

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

LEASE

The property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating regular upward only rent reviews.

RENT

£27,000 per annum exclusive (Plus VAT) subject to lease.

SERVICE CHARGE

A service charge will be chargeable in relation to general upkeep of the Arcade – further details upon request.

VAT

VAT will be charged at the prevailing rate on rent, service charge, insurance etc.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) will be provided upon completion of the redevelopment of the accommodation.

VIEWING

Strictly by prior appointment with the sole letting agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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