

61 Northgate,  
Huddersfield HD5 8RX

PER MONTH  
£460 Per Month



**\*\*1ST FLOOR AVAILABLE ONLY - PERFECT OFFICE SPACE OR SIMILAR\*\***

SITUATED IN THE CENTRE OF ALMONDBURY VILLAGE WITH FREE PARKING A SHORT WALK AWAY. ACCOMMODATION CAN BE SPLIT OR TAKEN IN FULL..

PAISLEY  
PROPERTIES

## **GROUND FLOOR**

### **ENTRANCE VESTIBULE 12'9" x 5'3"**

You enter the property through a timber door into this spacious entrance vestibule with CCTV, sliding glazed screens ideal for welcoming customers or clients into the premises. There is a door with pin code access which leads through to office one / reception and another door leads to the inner hallway.

### **OFFICE ONE / RECEPTION AREA 12'0" x 10'10"**

This good size reception/office has a large window overlooking Almondbury village centre, ample power points and space for freestanding office furniture. A door leads through to the entrance vestibule and a glazed a door leads through to office two.

### **OFFICE TWO 13'10" x 12'1"**

Featuring an inset fireplace with decorative stove and stone hearth, this space provides room for office furniture, inset shelving and doors lead through to the inner hallway and office three.

### **OFFICE THREE 14'5" x 13'6"**

Positioned at the rear of the property and overlooking the patio is this generous office space with ample room for desks, chairs and filing cabinets. A door leads to the inner hallway and an external timber door leads out to the rear.

## **FIRST FLOOR LANDING**

Stairs ascend from the inner hallway to the split level first floor landing which has a handy storage cupboard and doors lead through to three offices, kitchen and W.C

### **OFFICE FOUR 16'6" x 12'7"**

Positioned at the front of the property with two windows giving views of the street scene below is this spacious office with ample space for furniture and an original cast iron fireplace makes a lovely focal point. A door leads on to the landing.

### **OFFICE FIVE 10'5" x 11'6"**

Another versatile room with plenty space for freestanding office furniture, original cast iron fireplace and a door leads through to office six.

### **OFFICE SIX 16'9" x 13'0"**

Accessed from office five and positioned at the rear of the property with far reaching views is another generous size room with ample space for freestanding office furniture.

### **KITCHEN AREA 5'11" x 5'3"**

Accessed from the landing and fitted with timber effect wall and base units, roll top work surfaces and a stainless steel sink with tile splash back. There is space for a fridge and microwave oven, practical vinyl flooring underfoot and a door leads through to the W.C.

### **W.C 6'5" x 6'0"**

A good size cloakroom comprising of a pedestal hand wash basin and low level W.C, space for freestanding storage and vinyl flooring underfoot.

## **EXTERNAL**

The property sits on the main road through Almondbury village centre.

To the rear of the property is a raised patio area with well maintained shrubs and bushes, ideal for sitting out and for garden furniture.

**OTHER INFORMATION**

Please note any prospective tenant is responsible for their own legal advice with regards to checking the lease. Lease agreement to be provided by the Landlord at their cost.

All bills to be taken over by the tenant upon commencement of agreement.

Any and all modifications to the interior will need to be discussed and agreed with the Landlord

Contents insurance to be obtained by successful tenant,

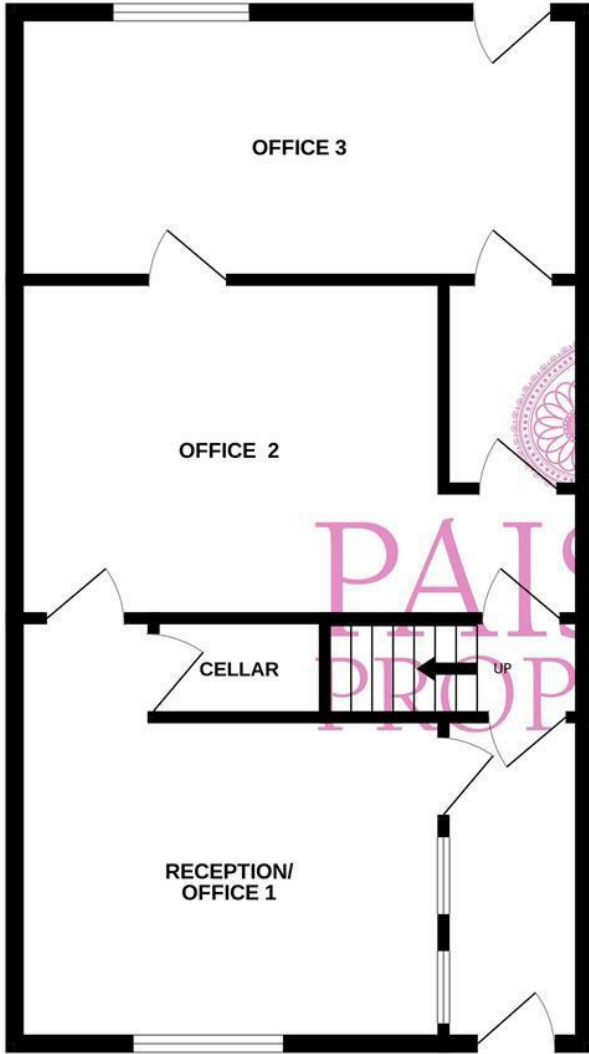
Premises to be office use only.

**NEW LETTINGS INFORMATION**

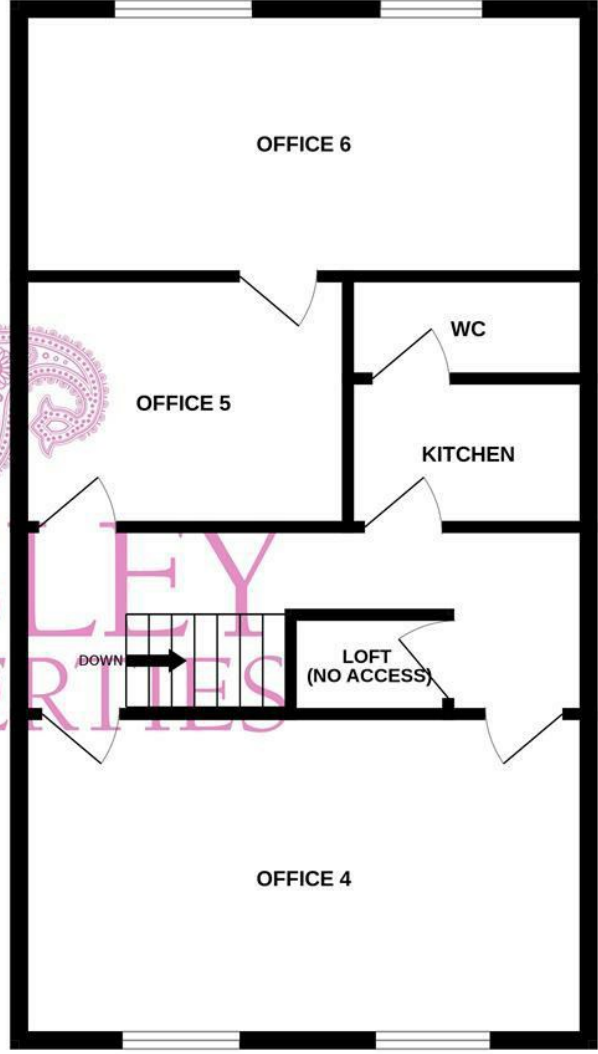
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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