

**9A New Street, Huddersfield, HD3 4LN****£725 Per Month**

\*REDUCED\* Commercial property situated on New Street in the heart of Milnsbridge, Huddersfield, offering a wealth of opportunities for businesses seeking a versatile space. With four spacious reception rooms/office rooms, this property is designed to accommodate a variety of professional needs, whether for client meetings, collaborative work, or private offices. A well-appointed kitchenette adds convenience for staff and visitors alike, ensuring that refreshments are always within reach. Additionally, the modern shower room enhances the property's appeal, catering to the needs of a dynamic workforce. Parking is a significant advantage, with off-road space available for up to three vehicles, making it easy for employees and clients to access the premises without the hassle of street parking.

This commercial property is not only practical but also strategically located, making it an ideal choice for businesses looking to establish themselves in a thriving community. With its combination of space, functionality, and accessibility, this property presents an excellent opportunity for those looking for business space within Huddersfield! Call ADM Residential on 01484 644555 to arrange your viewing today!

## ENTRANCE DOOR

Rear uPVC entrance door with twin opaque glass panels leads to:

### KITCHENETTE 9'5 x 5'1 (2.87m x 1.55m)



Modern kitchenette, featuring matching range of base and wall mounted units in white with laminate effect working surfaces, inset stainless steel sink unit with mixer tap and contrasting tiled splash backs. Additionally, there is a wall mounted combi-boiler and space for an under counter fridge. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

### RECEPTION 8'2 x 6'4 (2.49m x 1.93m)



Neutrally decorated reception room with uPVC double glazed window overlooking the side aspect. Offering ample power points, finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

## HALLWAY

Inner hallway with access to all rooms, finished with wood effect vinyl flooring:

### W/C 6'5 x 2'8 (1.96m x 0.81m)



Separate w/c with uPVC opaque double glazed window to the side aspect. Featuring a low level flush w/c and built-in storage shelves which house the meters. Finished with hard standing flooring:

### OFFICE SPACE 12'5 x 12'3 (3.78m x 3.73m)



Spacious office space with uPVC double glazed window and door leading out to the front aspect. Offering ample power points, finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

## STAIRCASE LEADING TO FIRST FLOOR



Split level staircase rises to the first floor landing with uPVC double glazed window overlooking the side aspect and doors leading to all rooms:

## MODERN SHOWER ROOM 6'1 x 6'1 (1.85m x 1.85m)



Partly tiled, brand new modern shower room with uPVC double glazed opaque window overlooking the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: triple walk-in shower cubicle with mains fitted shower and glass splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

## SECOND OFFICE SPACE 13'9 x 12'8 (4.19m x 3.86m)



Second, good sized office space with uPVC double glazed window overlooking the front aspect. Offering ample power points, finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

## THIRD OFFICE SPACE 9'6 x 6'2 (2.90m x 1.88m)



Third office space with uPVC double glazed window overlooking the side aspect. Offering ample power points and finished with wall

mounted double panelled gas central heated radiator:

## EXTERNALLY



Externally the property offers a parking area to the rear of the property for up to three vehicles as well as ramp access to the entrance door. To the front, there is a mainly laid to lawn garden with paved patio area and path leading to the rear access door. Finished with stone wall boundaries:

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

## Council Tax Bands

Business rates may apply.

## EPC LINK

ON ORDER.

## RENTAL INFORMATION 2025

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED

1- The Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require your full co-operation.

2- The property particulars do not constitute part or all of an offer or contract, you should make your

own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect the let.

3- The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these.

**PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT**

Security Deposit/Bond is required.

You must pass all referencing to proceed with the tenancy.

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

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.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

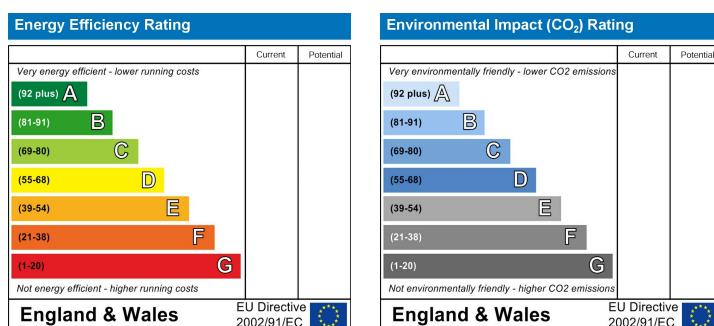
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.



## Energy Efficiency Graph



### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.