



Michael Steel & Co  
PROPERTY CONSULTANTS

Upon the instructions of British Waterways

# TO LET

## HIGH QUALITY REFURBISHED OFFICE SUITE

**STANEDGE WAREHOUSE**  
MARSDEN, HUDDERSFIELD

203 m<sup>2</sup> (2,183 sq ft)  
(plus Storage Area 52 m<sup>2</sup> (557 sq ft))



- Delightful waterside position and close to Marsden town centre
- Short distance from Marsden Station which is on a main line between Leeds and Manchester

- Grade II Listed stone built refurbished building
- Self contained, principally open plan, centrally located accommodation with good natural light and lift access



**0113 2348999**

## Location

Marsden is a small town situated off the A62 between Huddersfield and Oldham. The property is approached via Station Road and Reddishaw Road. The direct access is from Ainsley Road opposite Tunnel End Road.

The property is part of the Canal Restoration project and the renovation of the historic Standedge Canal tunnel.

## Description

The upper floor of a stone built three storey and slated roof refurbished former canal warehouse. The ground floor is occupied by the Standedge Visitor Centre open to the public with the first floor being an educational/resource facility available for short term hire.

## Accommodation

### Ground Floor

Entrance with staircase and lift.

### Second Floor

Landing area with male and female toilets.

Office 202.84 m<sup>2</sup> (2,183 sq ft)

Plus further storage area with limited headroom  
51.74 m<sup>2</sup> (557 sq ft)

Benefiting from polished wood floor, exposed timbers, natural lighting from roof lights, kitchen fittings, glazed partitioning to provide meeting room with fitted cupboards.

**Internal Floor Area 202.84 m<sup>2</sup> (2,183 sq ft)**

## Services

We are advised that the whole of the premises benefit from a connection to all mains services including water, sewer drainage, gas and

electricity. However, no tests have been carried out on any of the aforementioned services and therefore we are unable to comment as to their condition or capacity.

## Rating

The Rateable Value is to be assessed upon occupation.

## Lease Terms

The property is offered to let for a term of three years (or multiples thereof) and is to be excluded from the security of the provisions of the Landlord & Tenant Act.

## Rent

£20,000 per annum exclusive of rates (and VAT if applicable).

The rent is inclusive of heating and all utilities together with maintenance of common parts, external repairs and insurance.

## Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co** Tel: 0113 234 8999

**Alec Michael** [alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
**Andrew Backhouse** [info@michaelsteel.co.uk](mailto:info@michaelsteel.co.uk)

**Our Ref: 0472/A/M**  
**February 2007**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.