

**SPRINGSTONE HOUSE
27 DEWSBURY ROAD
OSSETT
WF5 9LR**

TO LET or FOR SALE

**HIGH QUALITY SELF CONTAINED PERIOD OFFICE BUILDING
NET INTERNAL AREA OF 2,737 SQ FT (225.26 SQ M)**



**OFFERING A RANGE OF OFFICE SIZES & MEETING ROOMS
OVER TWO FLOORS WITH LARGE CAR PARK**

- PERIOD BUILDING
- CONVERTED TO OFFICES TO A HIGH STANDARD
- OVER TWO FLOORS
- CLOSE TO OSSETT TOWN CENTRE, WAKEFIELD CITY CENTRE & JCT 40 OF M1
- FREEHOLD SALE CONSIDERED



INTRODUCTION

We are pleased to offer Springstone House in Ossett, a self contained headquarter period office building available to let or possibly for sale.

LOCATION

The property is located at 27 Dewsbury Road in Ossett and which lies approximately one mile east of Junction 40 of the M1 Motorway. Junction 42 two miles to the north gives access to the M63 Motorway. Wakefield lies approximately five miles to the east with Dewsbury approximately four miles to the west. Leeds is about ten miles to the north.

Dewsbury Road is the main road linking Junction 40 with the town centre with its pedestrianised retail precinct about half a mile to the south. The substantial Milner Way Industrial Estate also lies off Dewsbury Road just to the east.

Springstone House benefits from a gated driveway off Dewsbury Road but has a private car park accessed off Denholme Drive, running off Dewsbury Road to the south.

DESCRIPTION

Springstone House is a large former prestigious dwelling converted to high quality offices a number of years ago.

Built of stone under pitched slated roofs, it dates from the nineteenth century but internally offers attractive modern business accommodation.

Built in a symmetrical style the central area offers offices over two floors, centered off a central reception hallway and stairs and with landing over. To either side at ground floor are further rooms including front facing offices with ancillary kitchen and WCs behind.

The lower ground floor provides useful storage. In the rear yard are three secure garages for parking or further storage.

There is parking for approximately ten cars in the yard although there is considerable further space to the front.



ACCOMMODATION

| DESCRIPTION | SIZE (SQ M) Net Internal Area | SIZE (SQ FT) Net Internal Area |
|--------------------------------|----------------------------------|-----------------------------------|
| Ground Floor | | |
| Office 1 | 26.31 | 283 |
| Office 2 | 25.44 | 263 |
| Office 3 | 26.99 | 291 |
| Office 4 | 18.15 | 195 |
| Office 5 | 27.04 | 291 |
| Office 6 | 24.35 | 262 |
| Staff kitchen | | |
| Central hallway | | |
| Rear lobby | | |
| Male/female and disabled WCs | | |
| Total | 148.28 | 1,585 |
| First floor | | |
| Office 1 | 38.62 | 416 |
| Office 2 | 9.64 | 104 |
| Office 3 | 18.69 | 201 |
| Office 4 | 26.73 | 288 |
| Office 5 | 13.27 | 143 |
| Landing and stairs | | |
| Kitchen | | |
| Total | 106.95 | 1,152 |
| Total Net Internal Area | 255.26 | 2,737 |
| Basement storage | 72.66 | 782 |

The building offers a Net Internal Area for offices of 211.11 sq m or 2,272 sq ft.

The Gross Area of the building, however, is in the order of 395.41 sq m – 4,256 sq ft. Tenants may choose to use, for example, the reception hallway etc. as further useable office accommodation.

EPCS

An EPC for the building has been requested from our client.

TERMS

Springstone House is offered to let by way of a new tenant repairing and insuring lease for a 5 year term at a quoting rent of £45,000 per annum.

Our client's preference is to let the building, although offers for the freehold will be considered.

VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact

Tapp Chartered Surveyors on **0113 243 0920**.

SUBJECT TO CONTRACT

Details prepared November 2021



IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.