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**WESTLEIGH HOUSE**  
**WAKEFIELD RD DENBY DALE HUDDERSFIELD**

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**Space available from**  
**125 sq ft (12 sq m)**

**Superb refurbishment with excellent break out facilities**

**Flexible agreements**

**Ample on site car parking with CCTV**

**Vickers  
carnley**

**01924 291500**

Crown Court, Wakefield WF1 2SS  
[www.vickerscarnley.co.uk](http://www.vickerscarnley.co.uk)



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The Westleigh House Hub provides superb newly refurbished office space, being creatively decorated and carpeted throughout and has the added benefit of having a superb shared break out area boasting leather sofas, kitchen facilities and luxury Wc facilities. The suites are being offered on a flexible basis and are ready for immediate occupation. Ample on site car parking is available.

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Being ideally situated on the main A636 just 7 miles from junction 39 of the M1 motorway. The A636 leads directly towards the A629 which is the main Huddersfield to Sheffield Road. Westleigh House is just a few minutes walk from the Denby Dale railway station which is on the Penistone line running from Huddersfield to Sheffield. (HD8 8QJ)

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## Rent Per Week & Availability

**SUITE 2 - 168 sq ft -LET**

**SUITE 9 - 228 sq ft - LET**

**SUITE 5 - 325 sq ft - UNDER OFFER**

**SUITE 10—213 sq ft - LET**

**SUITE 6 - 426 sq ft - LET**

**SUITE 11A—139 sq ft - LET**

**SUITE 7 - 198 sq ft - LET**

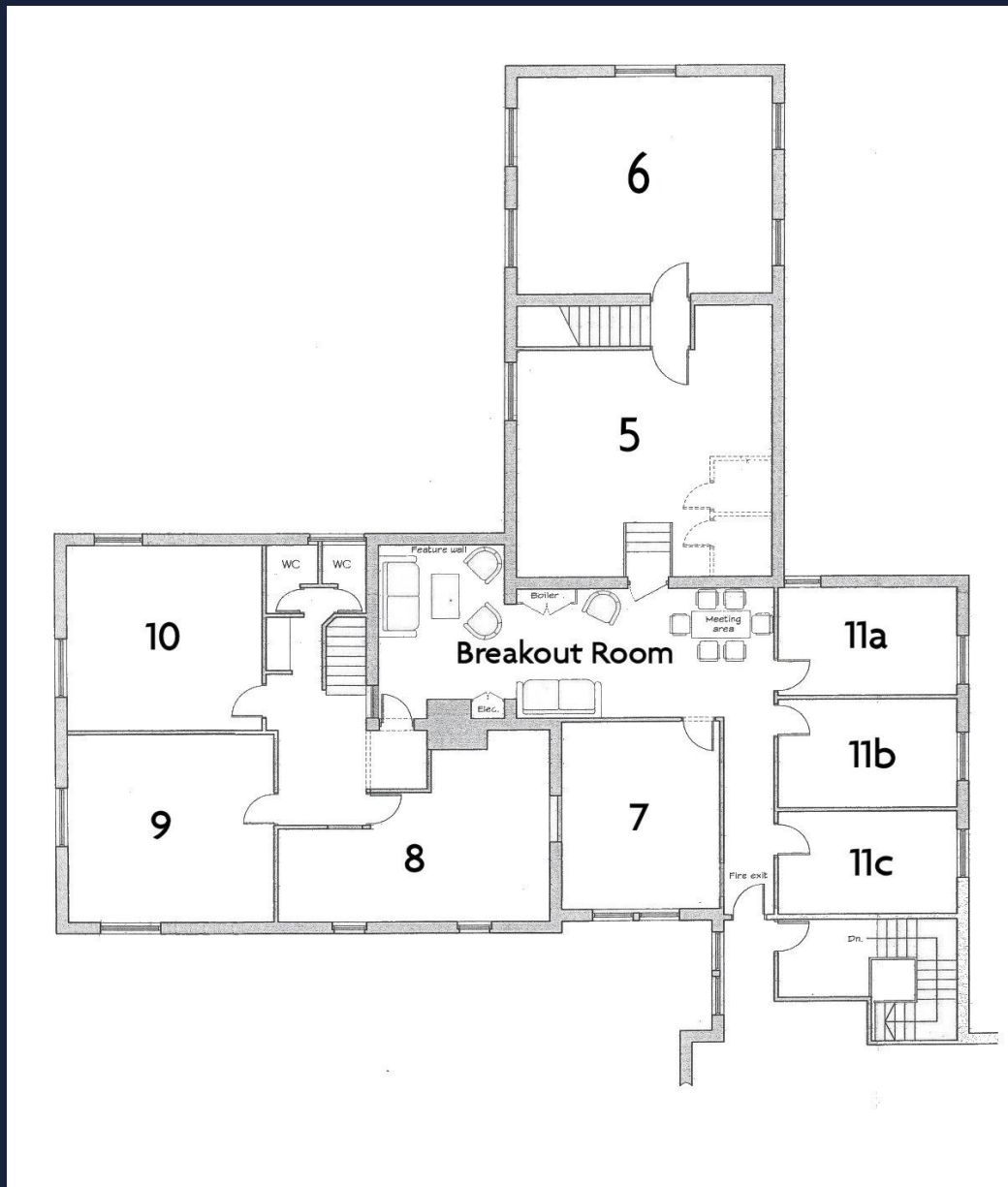
**SUITE 11B—125 sq ft - LET**

**SUITE 8 - 260 sq ft - £100.00**

**SUITE 11C—125 sq ft - LET**

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First Floor



The suites may qualify for small Business Rate Relief - Businesses with rateable values below £12,000 may be eligible for 100% rates relief . For further information please call Kirklees Council 01484 414 900.

A service charge of £35 per week will be levied to cover the cost of gas, electricity, water , external building maintenance, cleaning of common parts, upkeep of car park, refuse removal, pest control and CCTV.

A proportion of the buildings insurance is charged separately.

Viewing by prior appointment with sole agents Vickers Carnley where Lee Carnley will be pleased to assist.

Tel: 01924 291500.

#### GENERAL INFORMATION

All measurements, areas and distances quoted are approximate o

- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were prepared October 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by Independent inspection.