

## Crown House, Southgate, Huddersfield HD1 1DE

*Former office with considerable potential for residential or student conversion*



### Summary

- Located in the Centre of Huddersfield
- Prominent position overlooking inner ring road
- 60,323 sq ft (5,603.92 sq m) net internal area
- 68 on-site car spaces
- Consent for residential and potential for student accommodation
- Vacant possession.

### Location

Huddersfield has a population in the region of 146,234 (Source 2001 census) and is located in West Yorkshire, some 16 miles west of Leeds, with Halifax and Bradford 8 and 12 miles to the north respectively.

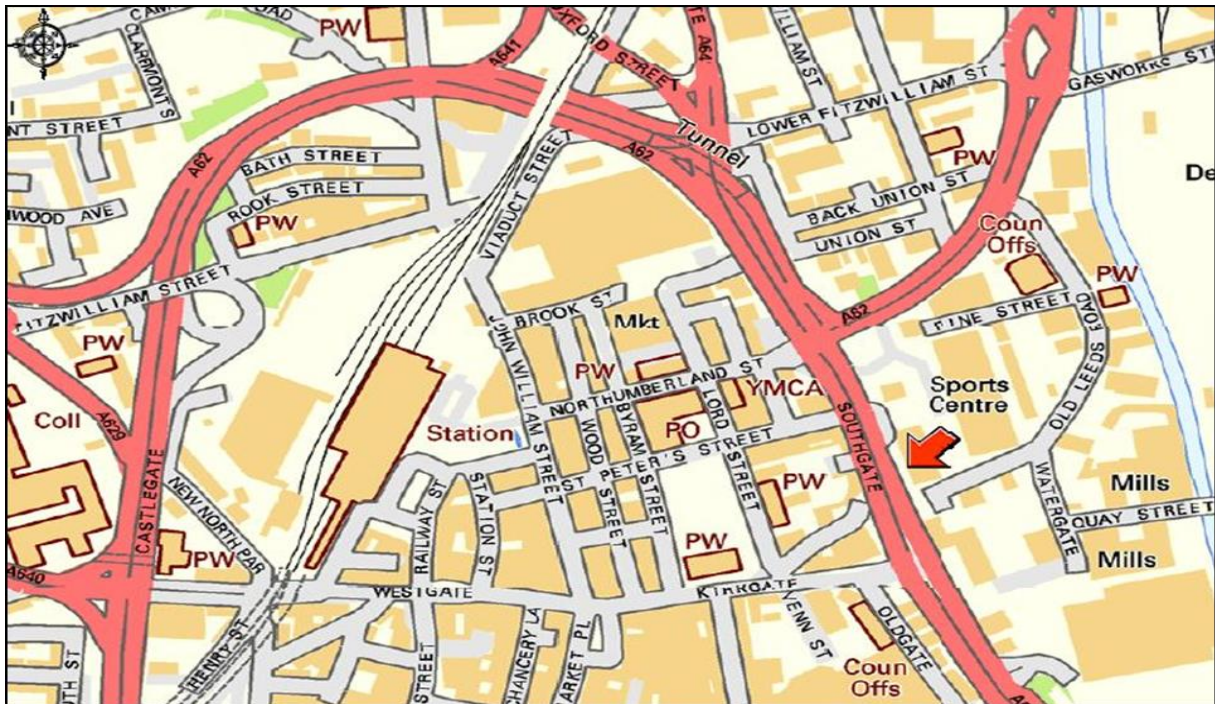
Road communications are excellent with the M62 motorway (junction 24) 3 miles to the north providing rapid access to Leeds, Wakefield, the M1 and A1 to the east, and Manchester and the North-West Motorway Network to the west. The A642 provides direct access to the M1 (Junction 38) to the east.

The town features a number of leading employers, in fact eight Huddersfield companies are among Yorkshire's best-performing businesses. The eight are listed among the region's top 250 companies in the Yorkshire Report compiled by business services firm BDO. Together, the 250 firms have revenue exceeding £100bn and cash in the bank totalling £3.2bn.

Huddersfield's excellent eight generated revenue of £796m and together employ 4,739 people. They have also amassed export sales of £185m. The eight are vehicle recovery and fleet management firm FMG, haulage company Hoyer Petrolog UK Ltd, nursery products firm Mamas & Papas, services provider Mavisbank Ltd, signage and

branding specialist Principle Holdings Ltd, pharmaceuticals manufacturer Thornton & Ross, engineering firm VTL Group and air industry supplier Wesco Aircraft Europe Ltd.

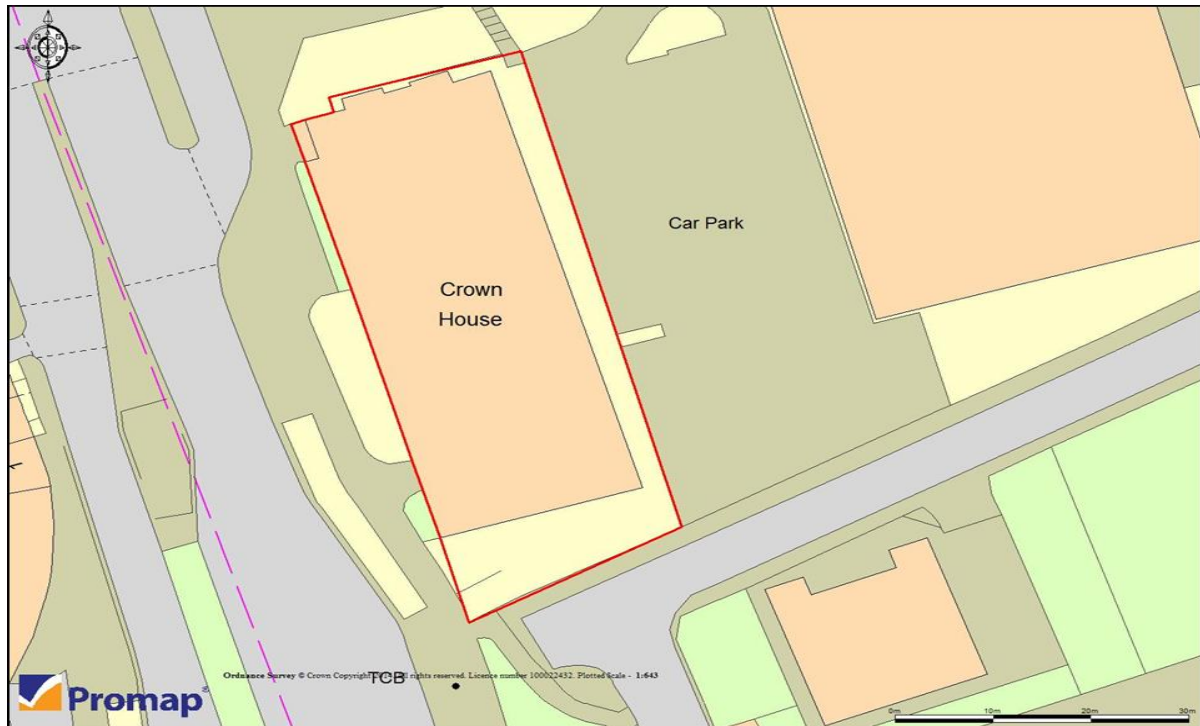
As well as a variety of commercial and industrial activities in Huddersfield, one of the major employers is the University of Huddersfield, a public research university. It has been a University since 1992, but has its origins in a series of institutions dating back to the 19th century. It has made teaching quality a particular focus of its activities, winning the inaugural Higher Education Academy Global Teaching Excellence Award, and achieving a Teaching Excellence Framework (TEF) Gold Award, both in 2017. In 2020 it was ranked joint first in England for the proportion of its staff with a teaching qualification. As at the academic year 2018/2019 the university had 17,295 students attending.



## Situation

Crown House is located to the east of the town centre, just off Southgate which comprises part of the inner ring road (A62) and links with the A629 Halifax Road. The surrounding area is given to a variety of uses with nearby occupiers including BT, a sports centre, various residential blocks and a pay and display car park to the rear. Being one of the highest buildings in Huddersfield, the upper floors of Crown House offer excellent views over the surrounding area.

Kingsgate Shopping Centre is a short walk to the south and various leisure uses, including bars and restaurants are situated around the Kirkgate/Lord Street area. The rail station is located within a short walking distance, via St Peter Street.



## Description

Crown House comprises a 10 storey 1970's podium office block constructed of concrete frame with brick faced elevations and aluminium framed windows. The roof is of flat asphalt with a solar reflective finish. Entrance foyers and service cores are located at both the north and south ends of the building, which in the past has enabled differing Government departments their own specific access and identities to the areas they occupy.

The specification of the building includes three 10 person passenger lifts, predominantly open plan accommodation, with carpeted floors and suspended grid ceilings. Central heating is provided by perimeter gas fired convector heaters. The ground floor, hitherto used as a "Job Centre Plus" is fitted to a higher standard including Category 2 inset lighting.

In total the property provides 60,323 sq ft (5,603.92 sq m) of net internal area (NIA) with 10,076 sq ft of accommodation at ground level and the upper nine floors each being 5,583 sq ft. The building benefits from 68 car spaces in total, comprising 57 secure car parking spaces in the basement, 4 outside the main entrance and 7 in the external yard.



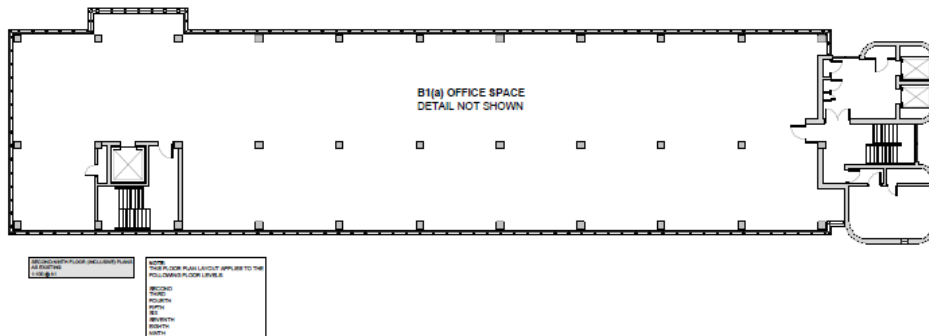


## Tenure

The property comprises a long leasehold interest (200 yrs from 28/02/94 at a peppercorn ) with vacant possession. Copies of the lease are available on request.

## Development Potential

Consent was granted by Kirklees Borough Council (2017/93186) for “Change of use from office (B1) to dwellinghouses (C3)” on 4/12/2017. Floorplans are set out below.



A further consent was issued on 5/01/2018 (2017/93866) for “ Prior approval for a change of use from office (B1) to dwellinghouses (C3)”.

On 14/09/2018 (2018/62/90213/W) consent was given for “Alterations to the Lower Ground to create 7 apartments and external alterations”.

Latterly discussions have been had with the council for potential conversion for student accommodation, with 160 rooms proposed.

Further information is available at <https://www.kirklees.gov.uk/beta/planning-applications>

## EPC

The EPC Rating is C (72).

## Proposal

Our clients are seeking offers in the region of £3,250,000 subject to contract and exclusive of VAT.

## Contact

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### **SUBJECT TO CONTRACT**

### **EXCLUSIVE OF VAT**

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