



Unit 5 Leeds Road Trade Park

Leeds Road, Huddersfield, HD2 1XT

Modern Industrial / Trade Counter Unit

3,566 sq ft
(331.29 sq m)

- Prominent location
- Strong road links to M62
- Well-known Trade Counter estate
- Secure shared yard

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Summary

Available Size	3,566 sq ft
Rent	£10 per sq ft
Rates Payable	£16,716.50 per annum
Rateable Value	£33,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

The property comprises a modern end-terrace industrial / trade – counter unit, of steel portal frame construction with blockwork and metal profile clad elevations under a pitched insulated metal profile sheet roof with translucent roof panels.

The unit also benefits from a significant mezzanine of 1,445 sq ft.

Externally the property benefits from a secure shared yard for loading/unloading purposes and is surrounded by steel palisade fencing and a double access gate.

Location

The subject unit forms part of Leeds Road Trade Park, a well-known and prominently located industrial / trade – counter estate on Leeds Road (A62), Huddersfield. The estate benefits from strong road links with access to J25 of the M62 which is approximately 3.5 miles to the north and J24 approximately 3.8 miles to the west.

Accommodation

The accommodation comprises the following areas:

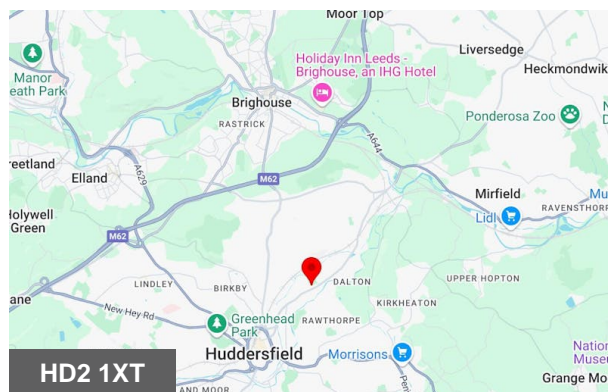
Name	sq ft	sq m
Ground - Warehouse	2,622	243.59
Ground - Trade Counter & Office	903	83.89
Ground - WC	41	3.81
Total	3,566	331.29

Specification

- * Single electric roller shutter loading door
- * LED lighting
- * WC and kitchen facilities
- * A gas blow heater
- * 3 phase electric supply
- * 6 parking spaces

Terms

The unit is available on a new full repairing and insuring sub-lease, a longer term may be available by separate negotiation.



Viewing & Further Information



Max Vause

0113 245 1447

maxvause@cartertowler.co.uk



Josh Holmes

01132 451 447

joshholmes@cartertowler.co.uk