

Walker Singleton

TO LET

Unit D & E, York House
Grove Road, off Leeds Road
Huddersfield
HD1 6DD

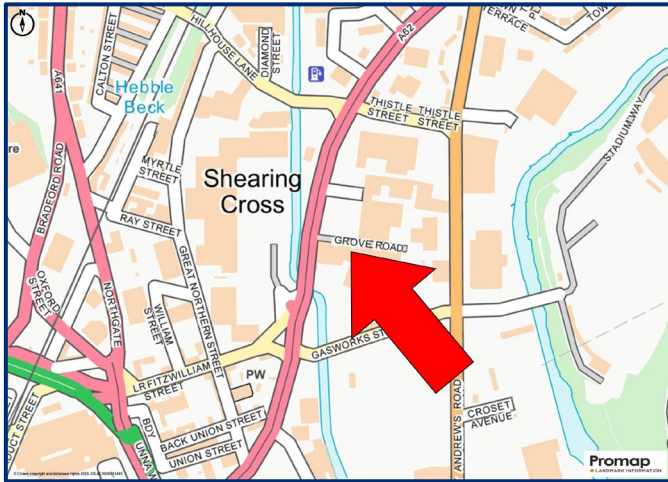
- Ground floor showroom and warehouse
- 7,090 ft² (658.66 m²)
- Popular, Leeds Road corridor location
- Close to major trade and retail parks and town centre
- Unsuitable for motor vehicle uses



TO LET

Unit D & E, York House
Grove Street, off Leeds Road
Huddersfield
HD1 6DD

- Ground floor showroom and warehouse
- 7,090 ft² (324.24 m²)
- Popular, Leeds Road corridor location
- Close to major trade and retail parks
- Unsuitable for motor vehicle uses



Business Rates

The property is assessed for business rates purposes with a Rateable Value of £16,250.

The current relevant business rates multiplier is 49.9 pence in the £.

Subject to qualification, some Small Business Rate Relief may be available.

Interested parties are advised to make their own enquiries with the Charging Authority.

Energy Performance Certificate

The unit has a current EPC rating of 83 (D).

Rent & Terms

The unit is offered to let by way of a new tenant's effectively full repairing and insuring lease, for a minimum lease term of 3 years, at a rent of **£24,500 per annum**, exclusive of all other outgoings. A modest service charge may be levied on an ad hoc basis as a tenant contribution to some common part repairs and maintenance.

VAT

The rent is quoted exclusive of VAT. We understand the rent is not currently subject to VAT.

Legal Fees

Each party is to be responsible for their own legal costs incurred in the transaction. The tenant's solicitor will be required to give an undertaking for abortive legal fees prior to draft lease documentation being issued.

Viewing

For more information, or to book a viewing, please contact the agents:

Phil Deakin

Direct Line: 01484 477619

Email: phil.deakin@walkersingleton.co.uk

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Ref: 1465

January 2026

Location

The property is situated with frontage to Grove Road, just off the main A62 Leeds Road, adjacent Phoenix Retail Park (DFS and BMW), less than a third of a mile from Huddersfield town centre. This is an exceptionally busy arterial route, linking Huddersfield with Leeds and the M62 motorway at Junction 25. The Great Northern Retail Park is opposite, with the Leeds Road Retail Park a short distance away.

Description

Unit D & E occupies part of the lower ground floor of the property and comprises good quality, self-contained warehouse/showroom accommodation.

The premises benefit from a solid concrete floor, painted walls and ceilings, fluorescent strip lighting installation, toilet facilities and security shutters to windows and doors.

By separate negotiation, car parking facilities could be made available in the rear yard, accessible from Gas Works Street.

Accommodation

The total approximate gross internal floor areas are:		
	ft ²	m ²
Ground	7,090	658.66
Total approximate GIA	7,090	658.66

All measurements have been taken in accordance with RICS standard practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.



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