



**St Thomas Road, Huddersfield, HD 1 3LT**

PRIME LEISURE OPPORTUNITY  
APPROX. 36,000 SQ FT TO LET  
AS A SINGLE UNIT OR 22,000 SQ FT / 14,000 SQ FT  
EXTENSIVE CAR PARKING

**ADJACENT TO MECCA BINGO & GROSVENOR CASINO**



**ALBION LAND**



## LOCATION

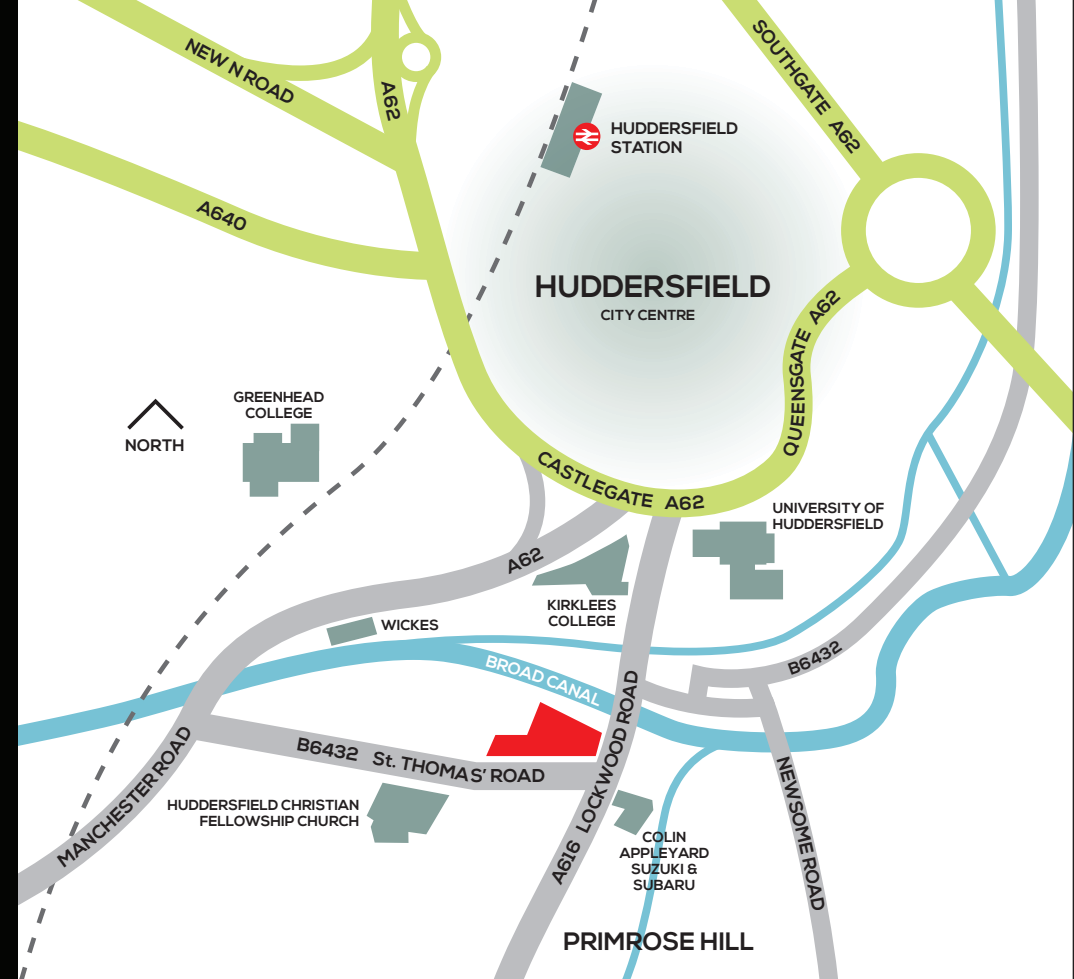
The property is situated 0.75km (0.5 miles) south of the bustling town centre and occupies a prominent corner site at the junction of St Thomas Road and the A616 a busy arterial road providing access to the A62 Huddersfield ring road.

Directly adjacent to the property is Folly Hall Mills formed into two distinct buildings known as the Large Mill and Small Mill with tenants including the NHS and Liverpool Victoria.

On the opposite side of the River Colne is the new 24,000 sq m (258,334 sq ft) Kirklees College campus which forms part of the Waterfront Quarter mixed use development scheme.

Other nearby occupiers includes The University of Huddersfield, Greenhead College and Huddersfield Christian Fellowship (Church).

The population of Huddersfield is approximately 170,000 of which c. 20,000 are students.



SAT NAV: **HD1 3LT**

## DESCRIPTION

The property comprises a single storey building, purpose built as a leisure facility and constructed in the 1990's. The unit is of framed construction with brick and stone clad elevations and a mansard roof.

The unit was previously occupied by a nightclub and bar and will be handed over fully stripped out and ready for the incoming tenants fit out. Use of a large plant room is also available.

The property has the benefit of approximately 300 car parking spaces shared with Mecca and Grosvenor. The car park is fully managed and will be free for customer use (save a small part which will be subject to pay and display requirements during mid-week office hours).

## ACCOMMODATION

The property comprises approximately 36,000 sq ft over ground floor level. It can be split to provide two self-contained units of approx. 22,000 sq ft and 14,000 sq ft.

The majority of the premises benefit from 5m+ eaves height.

## TERMS

The premises are available by way of a new FR&I lease on terms to be agreed.

## RATES

Interested parties are advised to make their own enquires with the local rating authority.

## EPC

An EPC is available on request.



FOR FURTHER INFORMATION PLEASE CONTACT:



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