

# bramleys

COMMERCIAL

# To Let

**Units 6D & 6F Whitacre  
Ind Park, Whitacre Street  
Off Leeds Road  
Huddersfield HD2 1LY**

Rents from  
£2,600 per  
annum



## FIRST FLOOR INDUSTRIAL/STORAGE UNITS

46.71m<sup>2</sup> (503ft<sup>2</sup>) AND 62.24m<sup>2</sup> (670m<sup>2</sup>)

- Popular Leeds Road corridor location
- Close to M62 motorway and town centre

INVESTMENT • INDUSTRIAL • RETAIL • OFFICES • LAND

## DESCRIPTION

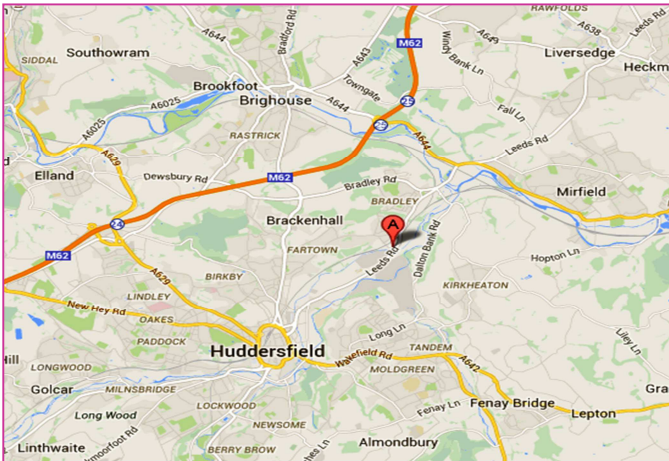
The available units provide good quality starter units suitable for storage or light industrial use.

They have double loading doors and provide cost effective accommodation for new start-ups or existing businesses.

## LOCATION

The industrial estate is positioned off the Leeds Road within 2.5 miles of Huddersfield town centre and of Junction 25 of the M62 motorway network at Brighouse. Leeds Road is regarded as Huddersfield's primary industrial and trade counter location with occupiers including CTD, Howdens, Euro Car Parts and Tops Tiles. In addition the Leeds Road corridor is home to the majority of mainstream motor dealers, including Mercedes, Audi, Volkswagen and Arnold Clark.

This is a popular and accessible location and it is increasingly infrequent that a property of this nature comes to the market in such a location.



## ACCOMMODATION

### GROUND FLOOR

### FIRST FLOOR

Unit 6D	46.71m <sup>2</sup> (503ft <sup>2</sup> )
Unit 6F	62.24m <sup>2</sup> (670ft <sup>2</sup> )

### OUTSIDE

### RENTS

Unit 6D	£2,600 per annum
Unit 6F	£3,200 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

Unit 6D	£1,775
Unit 6F	£2,225

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p (2019/20). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at [www.voa.gov.uk](http://www.voa.gov.uk)

### REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

### VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

Jonathan Uttley  
[Jonathan.uttley@bramleys1.co.uk](mailto:Jonathan.uttley@bramleys1.co.uk)

### LEASE TERMS

The units are offered by way of new leases for a minimum term of 3 years, or multiples of 3 years, to incorporate 3 yearly rent reviews. Shorter lease terms will be considered subject to approval of tenants covenant strength. The tenant will be responsible for all internal repairs and decorations and repairs to the doors and windows. The landlord will be responsible for the external maintenance of the building and of the communal car parking areas, but having the ability to recharge a proportion of the costs to the tenant. Details of the current service charge and apportionments can be obtained from the Agents on request.

### LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

### VAT

VAT will be charged on the rent and service charges.

**EPC ASSET RATING: C (74)**

# bramleys.com/commercial

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

**INVESTMENT • INDUSTRIAL • RETAIL • OFFICES • LAND**