

TO LET

UNITS 6B & 6C WHITACRE STREET INDUSTRIAL ESTATE

Whitacre Street, Off Leeds Road, Huddersfield HD2 1LY



INDUSTRIAL STARTER UNITS

55.74m² (600ft²) AND 61.88m² (654ft²)

- Shared loading area
- Established industrial location situated just off the main Leeds Road (A62)
- Approx 3 miles from Huddersfield town centre and equidistant from Junction 25 of the M62 motorway network

T. **01484 530361**

www.bramleys.com

UNITS 6B & 6C WHITACRE STREET INDUSTRIAL ESTATE

INDUSTRIAL STARTER UNITS

The units constructed from a former banana ripening plant and occupy Unit 6 of this popular industrial estate. Unit 6 has been divided to provide 6 starter units, 3 at ground floor and 3 at first floor level, with the 2 available units being at ground floor. Each unit will have 1 car parking space and the use of the shared loading area and benefit from having a shared loading door into the unit. The available units extend to 600ft² and 654ft² respectively.

The Estate is situated along the popular Leeds Road corridor close to the Trident Business Park, Poundstretcher HQ and the Audi, Mercedes and Honda motor vehicle dealerships. Leeds Road is the main arterial route which links Huddersfield with Junction 25 of the M62 motorway network.

The units are immediately available to let and would suit a trade company seeking storage for their equipment, or a small workshop.

ACCOMMODATION

■ UNIT 6B 55.74m² (600ft²)

■ UNIT 6C 61.88m² (654ft²)

OUTSIDE

Each unit will have the benefit of good loading and 1 car parking space.

RENTS

On application

RATEABLE VALUE

To be assessed

VIEWING

Contact the Agents.

LEASE TERMS

The units are offered by way of new leases for terms to be negotiated. The leases will include the provision of a service charge to be levied by the Landlord for external repairs, renewals and buildings insurance, maintenance of the common areas and recharging electricity.

LEGAL COSTS

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

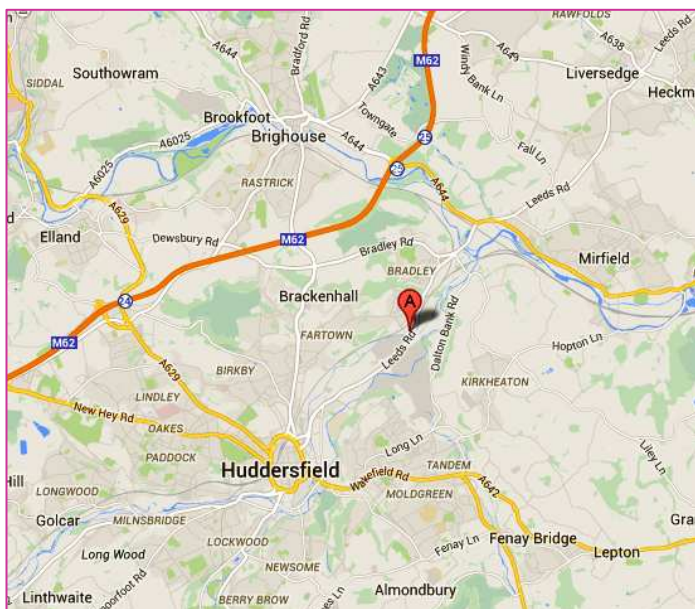
VAT

VAT is applicable on the rent.

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.

EPC ASSET RATING: C



PROPERTY MISDESCRIPTION ACT 1991

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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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