

COMMERCIAL

Units 12 & 13

**Denard Industrial Estate,
Tanyard Road, Milnsbridge
Huddersfield HD3 4NB**

**Rents £575
per calendar
month**



MODERN INDUSTRIAL UNITS

73.90m² (795ft²)

- 2 Units within a terrace of 4 single storey industrial/warehouse units which are of steel portal frame construction clad in stone and profile steel insulated cladding located in the recognised industrial area of Milnsbridge 3 miles to the southwest of Huddersfield town centre with good access to the Manchester Road (A62).
- The units have the benefit of a drive-in loading door 4m x 3m.

DESCRIPTION

The units occupy a terrace of 4 newly constructed steel portal frame industrial/warehouse units which are clad in insulated profile steel sheet to external elevations and the roof.

Each unit has a single drive-in loading door with separate personnel entrance door and has 6m to the eaves.

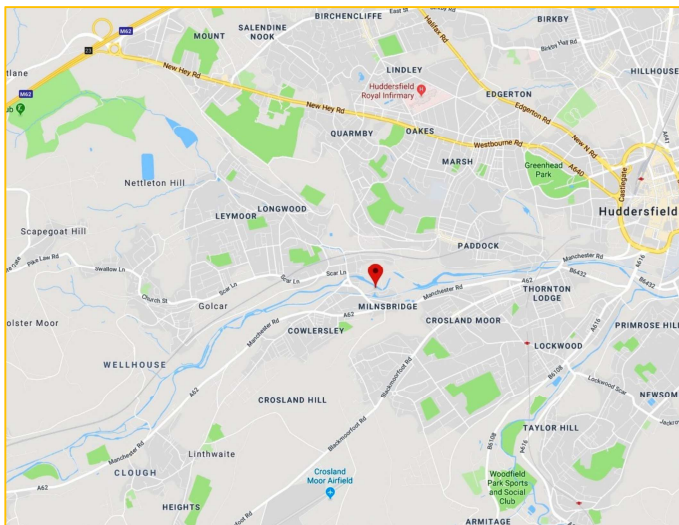
The units have an integrated fire alarm system and extend to 73.90m² (795ft²) each and are available to let independently or in combination subject to the occupiers requirements.

This is a recognised industrial location and the units present an excellent opportunity for a small independent business or new business start up to lease modern industrial premises.

LOCATION

The industrial estate is positioned along Tanyard Road which is approximately ¼ mile from the A62 Manchester Road which links Huddersfield town centre with all areas of the Colne Valley towards Greater Manchester.

The properties are situated approximately 3 miles to the southwest of Huddersfield town centre and are accessible for the M62 motorway network which is approximately 3.5 miles to the north.



ACCOMMODATION

UNIT 12	73.90m ² (795ft ²)
UNIT 13	73.90m ² (795ft ²)

OUTSIDE

There is designated car parking to the front for 2 cars per unit and on-street car parking in close proximity. The units are situated in a secure gated yard with key code access out of working hours.

RENTS

Unit 12	£575 pcm (£6,900 per annum)
Unit 13	£575 pcm (£6,900 per annum)

RATEABLE VALUE & UNIFORM BUSINESS RATE

Unit 12	£4,650
Unit 13	£4,650

This will be charged back by the local Rating Office at the Uniform Business Rate of 48p/49.3p (2018/19). It is recommended that the incoming 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

USES

Warehouse & Workshop uses will be permitted. The Landlord will not consider any uses linked to motor trade.

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
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Jonathan Uttley
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LEASE TERMS

The units are offered by way of new leases for terms to be negotiated on full repairing and insuring terms to incorporate 3 yearly rent reviews. The tenant is to be responsible for all internal and external repairs and decorations. The landlord will maintain the yard area, supply water and maintain the roller shutter door in addition to insuring the building and will charge a service charge of £150 per quarter to recover these costs. A deposit equal to a quarter's rent will be required from occupiers.

LEGAL COSTS

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

VAT

VAT is chargeable on the property or rent.

EPC ASSET RATING: C

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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 insitu 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

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