

Unit 1 Whitacre Ind Park
Whitacre Street
Off Leeds Road
Huddersfield HD2 1LY

Rent £45,000
per annum



TRADE COUNTER UNIT/WAREHOUSE

600.15m² (6,460ft²)

- Open span warehouse having 6.1m eaves with adjoining trade counter and offices, designated yard and car parking, plus large drive-in loading door
- Positioned off the A62 Leeds Road approximately 2 miles to the northeast of Huddersfield town centre and a similar distance to Junction 25 of the M62 motorway network

DESCRIPTION

The property occupies part of Whitacre Industrial Park, which is a complex of 8 industrial and trade counter units positioned off the A62 Leeds Road in Huddersfield.

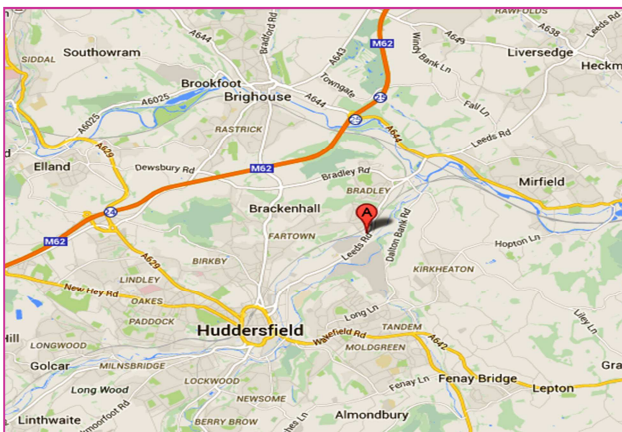
The available unit provides 4,864ft² of warehouse accommodation, with a two storey trade counter office section providing a further 1,596ft². To the front of the unit is a designated yard and car parking area. The warehouse has 6.1m eaves and a large drive-in loading door, with the trade counter and offices being finished to a modern specification with modern specification lighting throughout.

The property has most recently been used as a trade counter for a plumbers merchants and would suit the continuation of this trade counter use, or alternative warehousing and industrial uses subject to obtaining relevant planning consents.

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

Warehouse	451.89m ² (4,864ft ²)
Trade Counter	74.50m ² (802ft ²)
Including:	
Kitchenette	
Male and Female toilet facilities	

FIRST FLOOR

Offices	73.85m ² (794ft ²)
Including:	
3 Private Offices and Kitchen	

OUTSIDE

The property has the benefit of approximately 14 designated car parking spaces in addition to designated yard area and turning circle.

RENT

£45,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£28,500

This will be charged back by the local Rating Office at the Uniform Business Rate of 50.4p (2019/20).

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 property is offered by way of a new lease for a minimum term of 5 years, or multiples of 5 years, to incorporate 5 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 incoming 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 (57)

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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 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

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