



## To Let

Unit 2  
Fall Lane  
Marsden  
Huddersfield  
West Yorkshire HD7 6BD

26,630 Sq Ft  
Leasehold

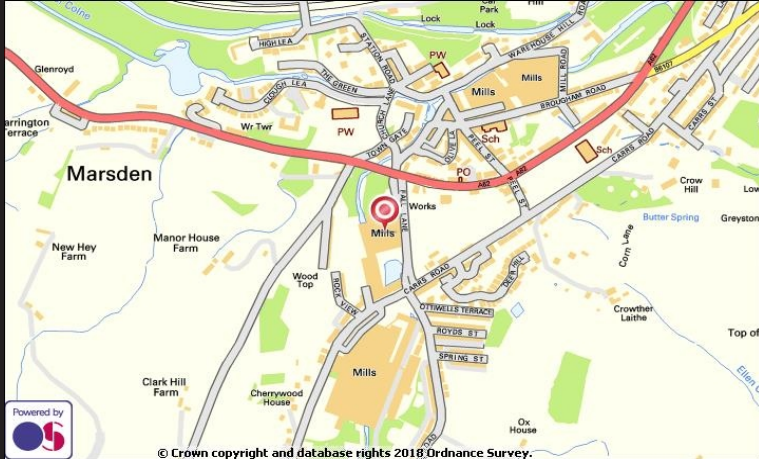
- Good quality offices
- Lighting throughout
- Sprinklers
- Excellent secure yard/parking

# DOVE HAIGH PHILLIPS

## Location

The property is located on Fall Lane close to the centre of Marsden, just off the A62 Manchester Road linking Huddersfield to Manchester.

It also allows for easy access to neighbouring towns and villages such as Oldham, Slaithwaite, Meltham, Holmfirth and Uppermill.



## Description

The property comprises a steel portal framed constructed unit with concrete floor, blockwork walls and an insulated metal clad roof with 10% roof lights.

It has the benefit of the following features:-

- Good quality offices
- Lighting throughout
- Sprinklers
- Eaves height 4.0m USH to 7.50 at Apex
- 5m wide roller shutter loading door
- Excellent secure yard area
- Good parking provision

## Accommodation

Industrial/Warehouse 25,456 sq ft 2,364.86 sq m  
Offices & Ancilliary Accommodation 1,174 sq ft 109.06 sq m

Total 26,630 sq ft 2,473.92 sq m

## Use

The property benefits from a B use classification. All interested parties are advised to make their own use enquiries via Kirklees Council.

## Business Rates

The rating description is warehouse and premises and the rateable value is £61,000 per annum.

## Tenure/Terms

The property is available by way of a new lease on terms to be agreed.

The quoting rent is £99,865 per annum, which equates to £3.75 per sq ft.

## EPC

T.B.C.

## VAT

All rents quoted are exclusive of VAT.

## Legal Costs

Each party are to be responsible for their own legal fees, together with any VAT payable thereon.

## Further Information and Viewing Arrangements

All viewing arrangements are to be made via the Sole Agents, Dove Haigh Phillips.

Mike Haigh MRICS  
mike.haigh@dhp.org.uk / 0113 245 0550

Sarah-Jayne Lishman MRICS  
sarah-jayne.lishman@dhp.org.uk / 0013 245 4550