

TO LET

Unit C1
Little Royd Mills
Queens Mill Lane
Huddersfield
HD1 3RR

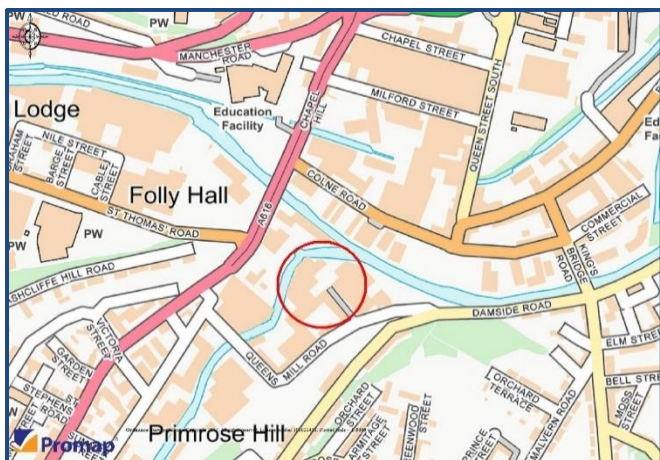
- Modern industrial unit
- 959.7 m² (10,330 ft²)
- Drive in loading access
- Secure gated yard and parking provision
- Ease of access to Huddersfield town centre/J24 M62



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Location

The property is situated within an established industrial land use area located off the A616 Lockwood Road which forms one of the principal arterial routes providing access into Huddersfield town centre a short distance to the north.

Description

The unit comprise of a twin bay portal frame modern industrial property within a larger industrial complex benefitting from predominantly brick elevations and profile sheet metal clad under dual pitched profile sheet metal clad roofs.

Internally the property provides good quality warehousing and manufacturing accommodation with drive in loading access and HGV tailgate access via roller shutter loading doors. The property also benefits from office accommodation and welfare provision with kitchen and w.c facilities.

Externally the property benefits from a secure gated concrete surfaced yard and parking area.

Rateable Value

The property will require re-assessment for Business Rates purposes subject to configuration.

Terms

The property is available To Let on a full repairing and insuring lease for a term of years certain.

Accommodation

The Total Approximate gross internal floor areas are:		
	m ²	ft ²
Total Approximate GIA	959.7	10,330
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

EPC

A copy of the EPC documentation is available upon request.

Rent

£46,500 per annum

A service charge will be payable in respect of up keep of common areas.

Legal Fees

Each party to be responsible for their own legal fees incurred in this transaction

Viewing

For further information and viewing arrangements please contact the agents:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 13071

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Oak House, New North Road, Huddersfield, HD1 5LG

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