

TO LET

Unit 1

Royd Street Mills
Longwood
Huddersfield
HD3 4QY

- Modern workshop/storage unit
- 128.74 m² (1,386 ft²)
- Roller shutter loading access

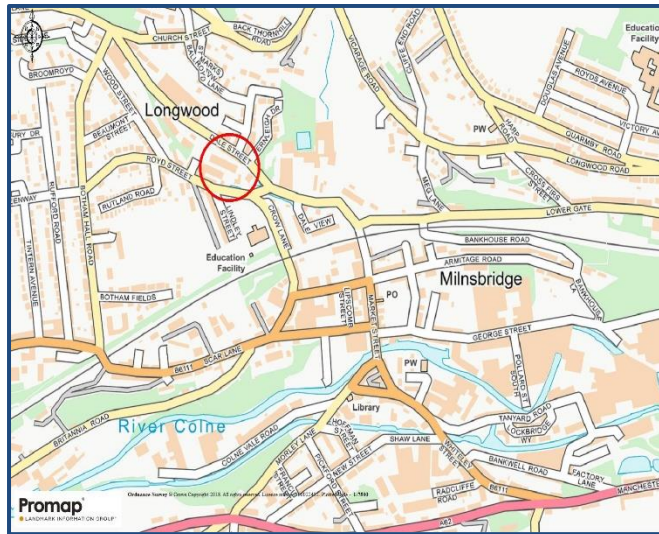


TO LET

Unit 1

Royd Street Mills, Longwood,
Huddersfield, HD3 4QY

- Modern workshop/storage unit
- 128.74 m² (1,386 ft²)
- Roller shutter loading access



Location

The property benefits from a prominent frontage to Royd Street a short distance west of its junction with Dale Street and less than half a mile from Milnsbridge retail centre.

Milnsbridge is accessed off the A62 Manchester Road approximately 2 miles south west of Huddersfield town centre.

Description

The property comprises a two-storey concrete block-built building being artificial stone faced under a dual pitched profile sheet roof with a solid concrete lower ground floor and suspended concrete ground floor.

Externally there is a shared yard/loading area with ample on street carparking along Royd Street.

Services

The property is connected to mains electricity, water and drainage and has a three-phase electricity supply.

Accommodation

The Total Approximate Gross internal floor areas are:		
	Ft ²	M ²
Ground floor workshop	704	65.4
Lower ground floor stores	682	63.34
Total Approximate GIA	1,386	128.74
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

The Energy Performance Certificate is available upon request.

Rateable Value

The property has been assessed for uniform business rates purposes with a Rateable Value of:

Warehouse & Premises - £6,500

Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£6,500 per annum

The rent quoted is exclusive of VAT (if applicable).

Legal Fees

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

Viewing

For further information and viewing arrangements please contact the agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 32012



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

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.