

TO LET

A2 GLEDHOLT BUSINESS PARK

Allen Row, Paddock, Huddersfield HD1 4SB



Photograph is of a similar unit in the business park

MODERN INDUSTRIAL UNIT

151.69m² (1,632ft²)

- Situated on a popular secure business park
- Approximately 2 miles from Huddersfield town centre
- Good loading and car parking
- Loading door and 3 phase electricity

T. **01484 530361**

www.bramleys.com

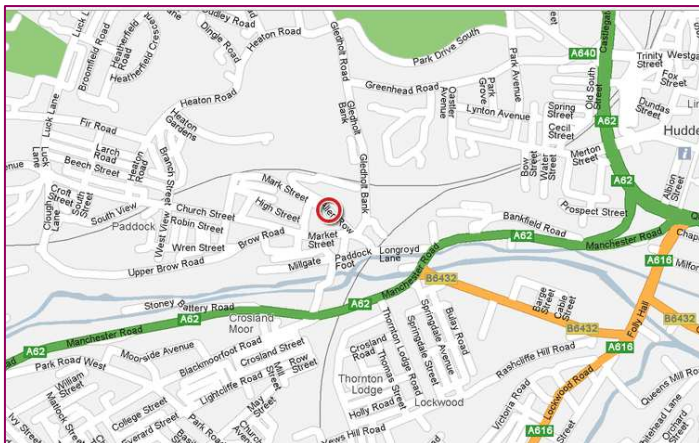
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B330 Printed by Ravensworth 01670 713330

ACCOMMODATION

- GROUND FLOOR
Industrial Unit 151.69m² (1,632ft²)

Including partitioned office and toilet facilities.

- OUTSIDE
The unit has good loading to the front within a secure yard and has the benefit of 3 designated car parking spaces.

RENT
£175 p/w

SERVICE CHARGE
Averages £250 per quarter, which includes CCTV, security checks and weekly gardening and tidying of the site.

RATEABLE VALUE
£8,000

UNIFORM BUSINESS RATE
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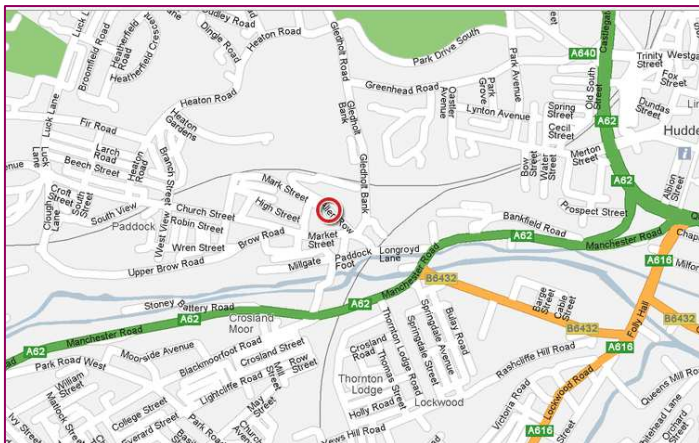
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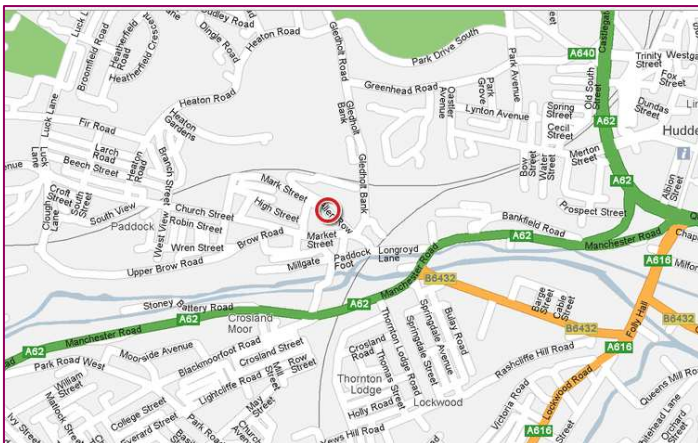
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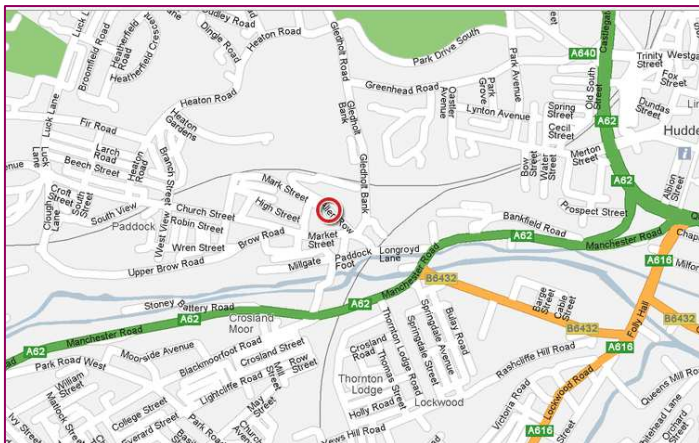
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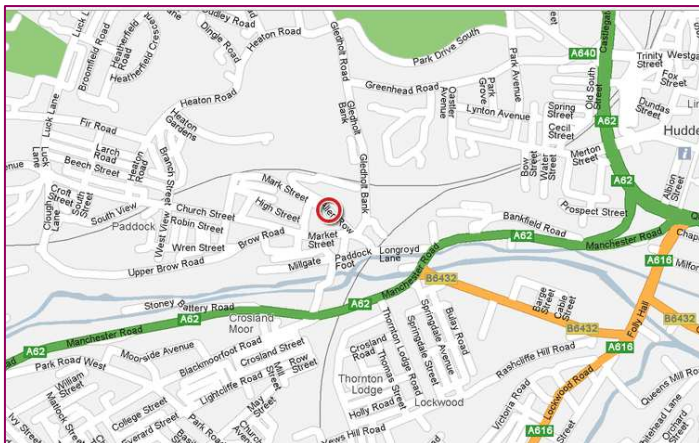
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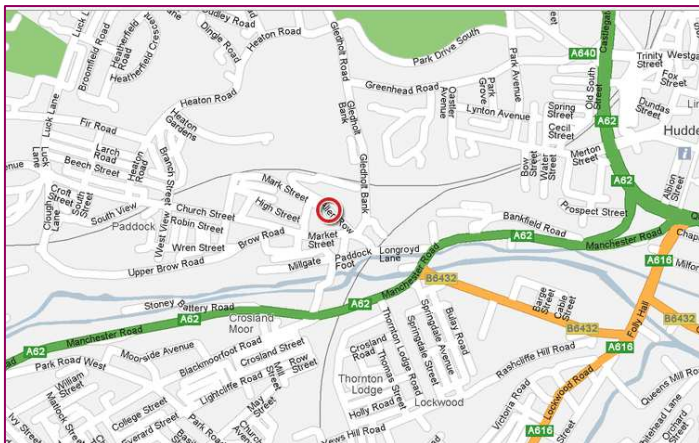
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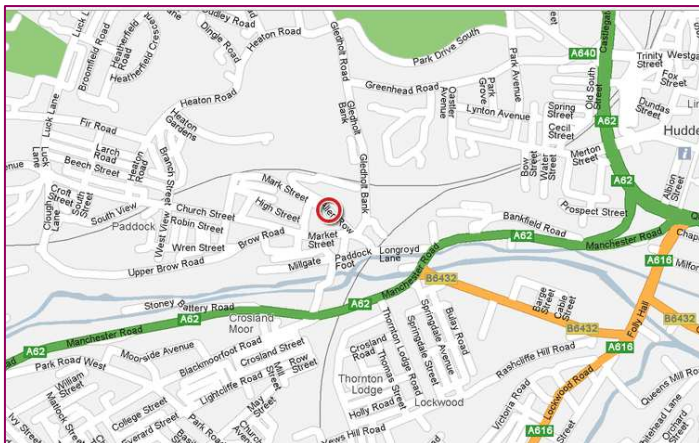
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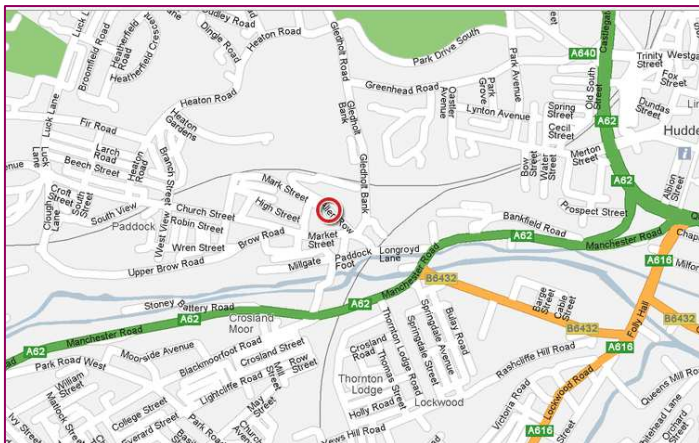
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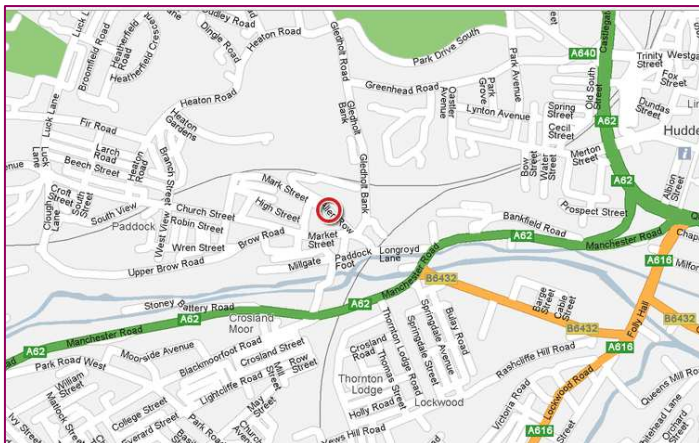
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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

B330 Printed by Ravensworth 01670 713330

ACCOMMODATION

- GROUND FLOOR
Industrial Unit 151.69m² (1,632ft²)

Including partitioned office and toilet facilities.

- OUTSIDE
The unit has good loading to the front within a secure yard and has the benefit of 3 designated car parking spaces.

RENT
£175 p/w

SERVICE CHARGE
Averages £250 per quarter, which includes CCTV, security checks and weekly gardening and tidying of the site.

RATEABLE VALUE
£8,000

UNIFORM BUSINESS RATE
47.1p/48.2p (2014/15)

VIEWING
Contact the agents

LEASE TERMS
The property is offered by way of a new lease for a term to be negotiated on an effective full repairing and insuring basis to incorporate 3 yearly rent reviews.

LEGAL COSTS
The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

REFERENCES
Prospective tenants are required to provide two trade references and one bank reference. If the prospective tenant is a limited company we will request the last 3 years trading accounts for the company and reserve the right to request guarantees from the directors.

VAT
VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: N/A

CONTACT

JONATHAN WILSON
14 ST GEORGES SQUARE, HUDDERSFIELD
HDI 1JF
T. 01484 558231 f: 01484 432318
E. jonathan.wilson@bramleysl.co.uk

www.bramleys.com

TO LET

A2 GLEDHOLT BUSINESS PARK

Allen Row, Paddock, Huddersfield HD1 4SB



Photograph is of a similar unit in the business park

MODERN INDUSTRIAL UNIT

151.69m² (1,632ft²)

- Situated on a popular secure business park
- Approximately 2 miles from Huddersfield town centre
- Good loading and car parking
- Loading door and 3 phase electricity

T. **01484 530361**

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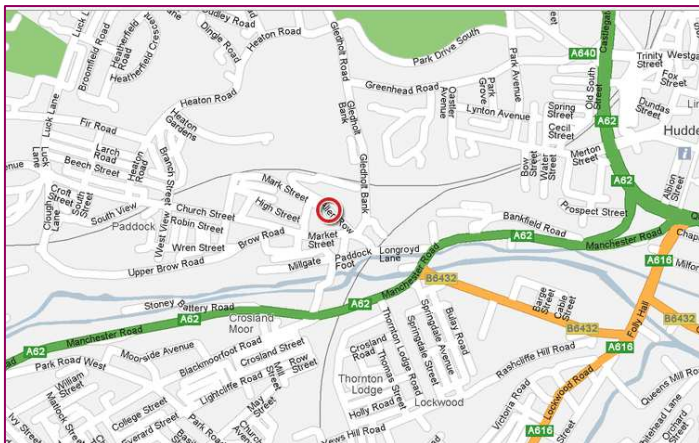
A2 GLEDHOLT BUSINESS PARK, PADDOCK, HUDDS

MODERN INDUSTRIAL UNIT

The property comprises a modern steel portal framed industrial unit clad in profile steel sheets, incorporating roof lights and a roller shutter loading door.

The unit extends to approximately 151.69m² (1,632ft²) and benefits from 3 phase electricity, good parking and loading within a secure yard.

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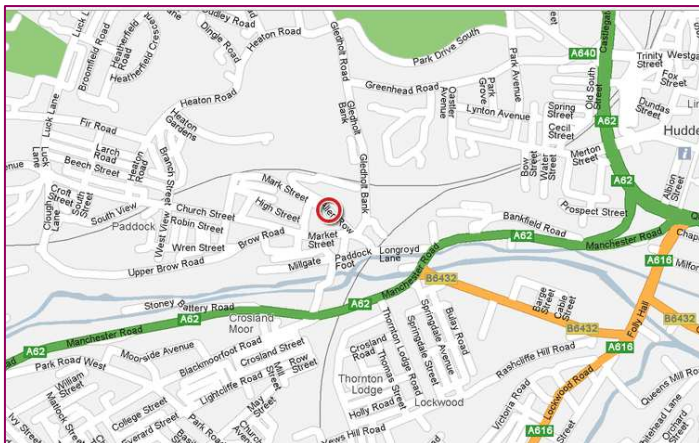
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