

**Unit 8 Denard Industrial
Estate, Tanyard Road
Milnsbridge
Huddersfield HD3 4NB**

**Rent £3,900
per annum**



SINGLE STOREY INDUSTRIAL UNIT

58.8m² (633ft²)

- Inexpensive rent
- Recognised industrial location

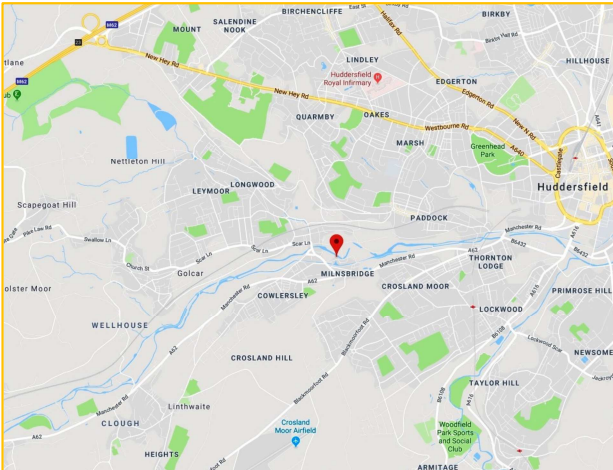
DESCRIPTION

The property comprises of a single storey industrial unit/workshop which extends to 633ft². Offered on a cost effective rent and with flexible lease terms, the unit is available for immediate occupation.

This is a recognised industrial location and the units present an excellent opportunity for a small independent business or new business start up to lease modern industrial premises.

LOCATION

The industrial estate is positioned along Tanyard Road which is approximately ¼ mile from the A62 Manchester Road which links Huddersfield town centre with all areas of the Colne Valley towards Greater Manchester. The properties are situated approximately 3 miles to the southwest of Huddersfield town centre and are accessible for the M62 motorway network which is approximately 3.5 miles to the north.



ACCOMMODATION

GROUND FLOOR

Industrial Unit

58.8m² (633ft²)

RENT

£325 Per Calendar Month (£3,900 per annum)

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.1p (2019/20). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

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

Jonathan.wilson@bramleys1.co.uk

Jonathan Uttley

Jonathan.uttley@bramleys1.co.uk

LEASE TERMS

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

LEGAL COSTS

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

VAT

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

EPC ASSET RATING: TBC

bramleys.com/commercial

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 insitu 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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