

TO LET

Unit 11 Colne Vale Business Park

Colne Vale Road
Milnsbridge
Huddersfield
HD3 4NY

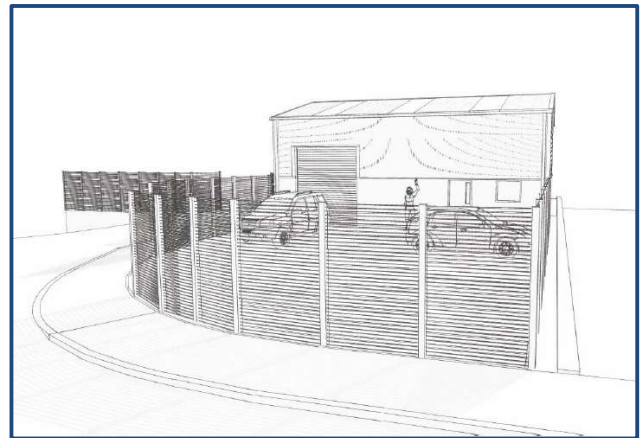
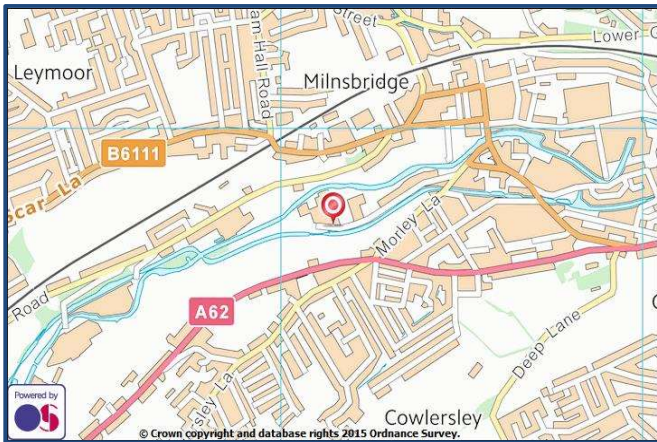
- New build industrial unit
- 85 m² (915 ft²)
- Drive in loading access
- Potential to add 40 m² (431 ft²) mezzanine



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Location

Colne Vale Business Park is an established industrial park a quarter of a mile from the centre of Milnbridge and just off the A62 Manchester Road. Huddersfield town centre is 2 miles to the east with access to the M62 motorway at junction 24 within 3 miles.

Description

The property is a new build modern portal frame single storey workshop unit extending to 915 ft² (85 m²) with drive in loading access via a roller shutter loading door. The unit has the potential to erect a mezzanine to create further floor space internally.

Internally the unit offers well-lit workspace with a minimum eaves of approximately 5.5m with a small office and WC & WB facilities.

Rateable Value

The property is rated for uniform business rates with a rateable value of: £6,000

Services

The property is connected to mains water, drainage and has a 3-phase electricity supply.

EPC

The energy performance certificate is available on request.

Accommodation

The Total Approximate gross internal floor areas are:		
	ft ²	m ²
Total Approximate GIA	915	85
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.		

Terms

Available on a new full repairing and insuring lease. Rental deposit required.

Rent

£12,000 Per annum + VAT

Legal Fees

Each party is responsible for their own legal costs in respect of the lease documentation.

Viewing

For viewing arrangements and further information please contact the sole agent:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 40709



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

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