

## **Unit 5** | 4,376 sq ft

# Versatile industrial unit in primary trade location

Situated in the primary industrial and trade counter location within Huddersfield. The space is suited to a variety of uses, including storage, trade counter, and more traditional manufacturing uses.

The estate benefits from extensive yard space and generous car parking.

Lease Type

New



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#### Unit Summary

- 3 Phase Power
- CCTV
- Car Parking
- Common Yard Area
- Fire Alarm System
- WC facilities



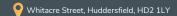
## Occupational Costs

	Per Annum	Per Sq Ft
Rent	£36,800.00	£8.41
Rates	£5,250.00	£1.20
Maintenance Charge	£7,700.00	£1.76
Insurance	£875.20	£0.20
Total Cost	£50,625.20	£11.57

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog

# Unit 5 | Whitacre Industrial Park







#### Location

Whitacre Industrial Park is located on Whitacre Street close to its junction with the busy Leeds Road approximately 2 miles to the north of Huddersfield. Leeds Road is one of the major arterial routes connecting Huddersfield with the M62 motorway at Junction 25, (2.5 miles to the north east).



#### Road

The M62 is 5 minutes away, with the M1 only being 20 minutes away. Leeds and Manchester are all within a 40 minute drive.



#### Airport

Leeds Bradford airport is  $15\,\mathrm{miles}$  away with Manchester airport just over 30 miles away.



#### Rail

The M62 is 5 minutes away, with the M1 only being 20 minutes away. Leeds and Manchester are all within a 40 minute drive.

### **Additional Information**

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	E (125)	

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## **Key Contact**



Carola Parrino

**Customer Engagement Manager** 

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



Call +440 808 169 7554

