

Unit 6D | 503 sq ft

Versatile industrial unit in primary trade location

This is a versatile unit is currently under refurbishment and is situated in the primary industrial and trade counter location within Huddersfield.

This first floor Unit is suited to a variety of uses, including storage, trade counter, and more traditional manufacturing uses

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The estate benefits from extensive yard space and generous car parking, and each unit has the benefit of a drive-in loading door.

Lease Type

Nev





- CCTV
- 24 Hour Access
- Common Yard Are
- Car Parking
- Storage Unit

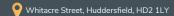
(£) Occupational	Costs
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	Per Annum	Per Sq Ft
Rent	£4,700.00	£9.34
Rates	£1,043.38	£2.07
Maintenance Charge	£1,200.00	£2.39
Insurance	£100.60	£0.20
Total Cost	£7,043.98	£14.00

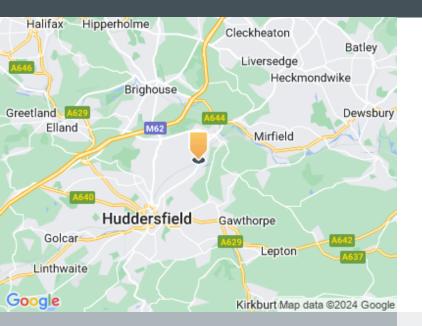
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

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

Unit 6D | 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 miles away with Manchester airport just over 30 miles away.



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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	C (66)

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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

