

Industrial

# Unit 6D | Whitacre Industrial Park

📍 Whitacre Street, Huddersfield, HD2 1LY

## Unit 6D | 503 sq ft

Versatile industrial unit in primary trade location

This is a versatile unit 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. 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

New

### ✔ Unit Summary

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

### £ Occupational Costs

	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
<b>Total Cost</b>	<b>£7,043.98</b>	<b>£14.00</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

➔ For more info please visit: [unit.info/UIP0101269](http://unit.info/UIP0101269)

**+440 808 169 7554**

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## 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.



### 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	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."



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