

VERSATILE INDUSTRIAL / WAREHOUSE PREMISES





Unit 1 & 1a Whitacre Industrial Park, Whitacre Street, Huddersfield, HD2 1LY

- 6,362 sq ft (591.07 sq m)
- Recently refurbished
- Established trade counter area
- 6m eaves height



Huddersfield, HD2 1LY



LOCATION

The property is located on Whitacre Street close to its junction with the busy Leeds Road. Huddersfield Town Centre is 2 miles distant with J.25 of the M62 motorway circa 2 $\frac{1}{2}$ miles to the north east.

DESCRIPTION

The property comprises a single storey industrial / warehouse unit. The eaves height is 6.12m to underside of haunch. Vehicular access is via a single roller shutter door. With trade counter and office facilities over two storeys. Externally the premises benefit from a service yard / car parking.

TERMS

The premises are available by way of a new lease at an initial rental of £48,300 per annum exclusive for a term of years to be agreed.

SUBJECT TO CONTRACT



ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice:

Description	Sq m	Sq ft
Warehouse: GF Offices /	444.91	4,789
Trade Counter: 1 st Floor offices:	82.71 63.45	890 683
TOTAL	591.07	6,362

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

RATEABLE VALUE

We are verbally informed that from the 1st April 2023, the Rateable Value will be £34,250.

CONTACT

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