

TO LET

**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**





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 ½ 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: | 444.91 | 4,789 |
| GF Offices / | | |
| Trade Counter: | 82.71 | 890 |
| 1 st Floor offices: | 63.45 | 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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