



Existing occupiers

SCREWFIX

TOOLSTATION

ELECTRIC CENTER

REXEL

CROWN DECORATING CENTRES

salonservices

TO LET

1,905 SQ FT (176.97 SQ M)

- Fully refurbished
- 5.2m eaves
- Loading door
- Established trade counter location
- Allocated parking
- Immediate M62 access via J24/25

Modern Industrial / Warehouse Unit

UNIT 31, THE RINGWAY

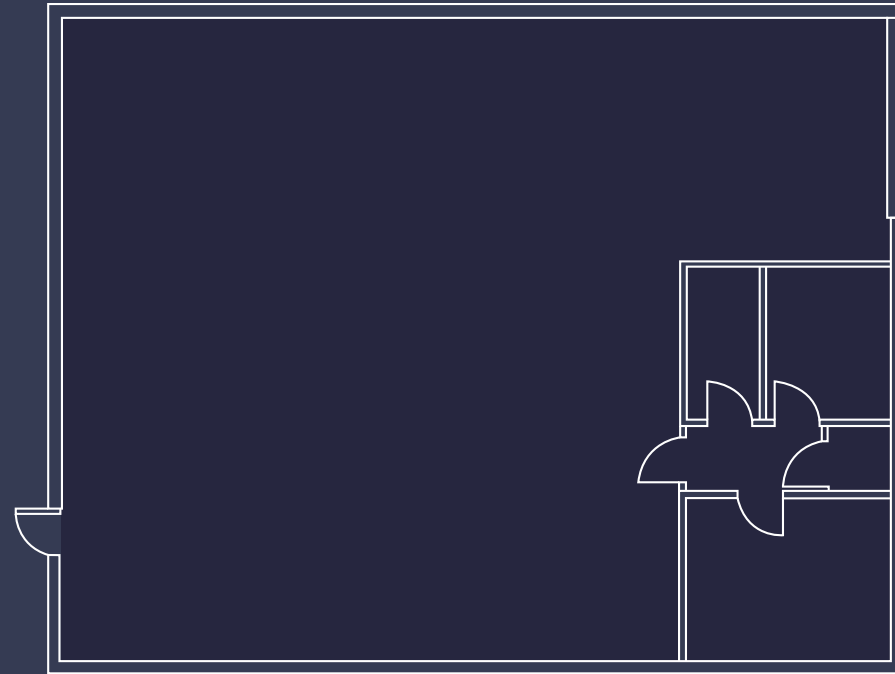
Beck Road, Huddersfield HD1 5DG

UNIT 31, THE RINGWAY

Beck Road, Huddersfield HD1 5DG

LOCATION

The Ringway is an established, multilet trade and industrial scheme located centrally to service Huddersfield and surrounds. The estate is adjacent to the Huddersfield Ring Road which provides excellent access to the town centre and Junctions 24/25 of the M62.



Roller Shutter
Width:3.6m

Main Entrance

SPECIFICATION

The unit is a mid-terrace, steel portal framed industrial / trade counter unit which benefits from the following specification:

- Fully refurbished
- Allocated parking
- 5.2m eaves
- Loading door
- LED lighting
- Double glazed windows and door sets
- Modern roof

ACCOMMODATION

UNIT	SQ FT	EPC
31	1,905	C-55

TRAVEL DISTANCES

BRADFORD	15 MILES
LEEDS	20 MILES
MANCHESTER	30 MILES
DONCASTER	46 MILES

INDICATIVE IMAGES



4thindustrial.com

Contact Owner Direct:
Faye Fleming
faye.fleming@4thindustrial.com
07725 372 960

VAT

All figures quoted will be subject to VAT where applicable.

RATES

Rateable Value - £12,750.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

EPC rating C-55.

RENT

On application.

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

VIEWINGS

Strictly via joint agents:



0113 246 1533

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

Tom Goode
0113 288 5264
tom.goode@knightfrank.com



0113 245 1447
www.cartertowler.co.uk

Hazel Cooper
0113 245 1447
hazelcooper@cartertowler.co.uk

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