



## Unit 1

Royd Street Mills, Huddersfield, HD3 4QY

## INDUSTRIAL / STORAGE UNIT WITH BASEMENT

**1,384 sq ft**  
(128.58 sq m)

- 3 phase electricity
- X1 ground floor loading door
- Office/ reception area & WC
- Shared yard/loading area

# Unit 1, Royd Street Mills, Huddersfield, HD3 4QY

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,384 sq ft                                      |
| <b>Rent</b>           | £12,500 per annum                                |
| <b>Rates Payable</b>  | £2.74 per sq ft<br>Based on April 2023 valuation |
| <b>Rateable Value</b> | £7,600   |
| <b>Service Charge</b> | £500 per annum                                   |
| <b>VAT</b>            | Applicable                                       |
| <b>Legal Fees</b>     | Each party to bear their own costs               |
| <b>EPC Rating</b>     | D (79)   |

## Description

The property comprises a modern detached part stone/part block built warehouse/storage unit set under a single skinned pitched metal sheet roof. At ground floor the unit benefits from ground level access into the warehouse/storage area via a manual roller shutter door with a concrete floor, small office and WC facility. There is also a basement facility that is accessed internally and able to be used for storage. The property also provides LED tube lighting, 3 phase electricity and a shared yard/loading area accessed from Royd Street.

## Location

The property is conveniently located in the suburban district of Longwood, Huddersfield on the popular Royd Street Mills industrial estate. The unit benefits from close proximity to Huddersfield Town centre 2.7 miles to the

The unit benefits from strong road links to both Kirklees and Manchester via the A62.

## Accommodation

The accommodation comprises the following areas:

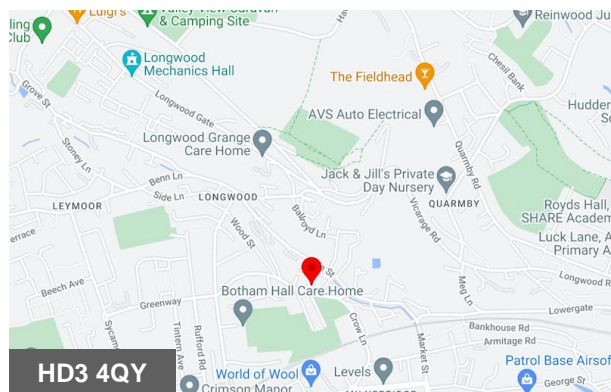
| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 703          | 65.31         | Available    |
| Basement     | 681          | 63.27         | Available    |
| <b>Total</b> | <b>1,384</b> | <b>128.58</b> |              |

## Specification

- \*Office / reception area & WC
- \*LED lighting
- \*X1 ground floor loading door
- \*3 Phase
- \*Shared yard and loading area

## Terms

The unit is available on a new full repairing and insuring lease for a number of years to be agreed. The quoting rent is £12,500 per annum exclusive.



## Viewing & Further Information



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