

**Factory Premises
Off Tanyard Road
Milnsbridge
Huddersfield HD3 4NB**

**Rent:
£110,000
per annum**



**PREDOMINANTLY SINGLE STOREY FACTORY
PREMISES WITH YARD**

2,032m² (21,874ft²)

Plus Mezzanine Floor

- Manufacturing and warehouse premises with good yard and loading
- Having 3 phase electricity, gas supply, good eaves height and loading
- Positioned approximately 3 miles from Huddersfield town centre and 3 miles from Junction 23 of the M62 motorway network.

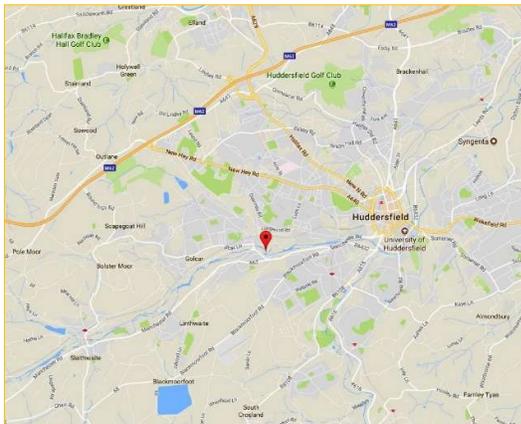
DESCRIPTION

The property comprises a range of predominantly single storey steel portal framed industrial units clad in profile steel sheeting and providing good quality factory premises suitable for manufacturing or warehousing, subject to the occupier's requirements.

The premises benefit from having 3 phase electricity, 4 loading doors and a self-contained and secure yard and car parking area accessed off a private driveway.

LOCATION

The property is located on the outskirts of Milnsbridge in a recognised industrial location close to the main Manchester Road (A62) approximately 3 miles to the west of Huddersfield town centre. This provides good access to all areas of the Colne Valley, in addition to being well positioned for access to Huddersfield town centre and Junctions 23 & 24 of the M62 motorway network.



ACCOMMODATION

BUILDING 1 Garage Workshop	82.6m ² (889ft ²)
BUILDING 2 Timber Store	254.5m ² (2,740ft ²)
BUILDING 3 Manufacturing Workshop	435.0m ² (4,682ft ²)
BUILDING 4 Workshop	122.9m ² (1,323ft ²)
BUILDING 5 Workshop	145.0m ² (1,562ft ²)
BUILDING 6 Workshop	129.3m ² (1,392ft ²)
BUILDING 7 Ground Floor main works With partitioned storage areas First Floor Offices including: 3 offices, reception, canteen & toilet facilities	714.5m ² (7,691ft ²) 148.2m ² (1,595ft ²)
Total	2,032m² (21,874ft²)

OUTSIDE

The property has a self-contained driveway leading to a yard providing good loading and car parking.

RENT

£110,000 per annum exclusive

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be advised

This will be charged back by the local Rating Office at the Uniform Business Rate of 54.6p/£ (2024/25).

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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LEASE TERMS

The property is offered by way of an assignment or by way of a new lease for a term of 3 years or multiples thereof to incorporate 3 yearly rent reviews, with the premises being let on full repairing and insuring terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is chargeable on the property or rent.

EPC ASSET RATING: D.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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