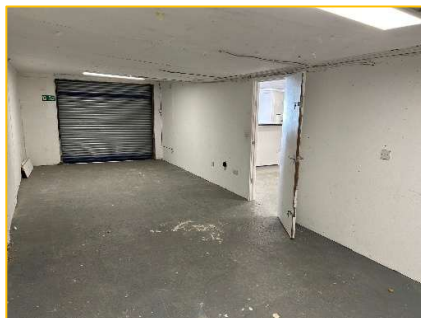


Unit 8
Denard Industrial Estate
Tanyard Road, Milnsbridge
Huddersfield HD3 4NB

Rent £400
per calendar
month



SINGLE STOREY INDUSTRIAL UNIT

58.53m² (630ft²)

- The available unit benefits from electric roller shutter door, alarm system and staff welfare facilities.
- Secure yard with 24hr access.
- Located in the recognised industrial area of Milnsbridge, 3 miles to the southwest of Huddersfield town centre with good access to the Manchester Road (A62).

DESCRIPTION

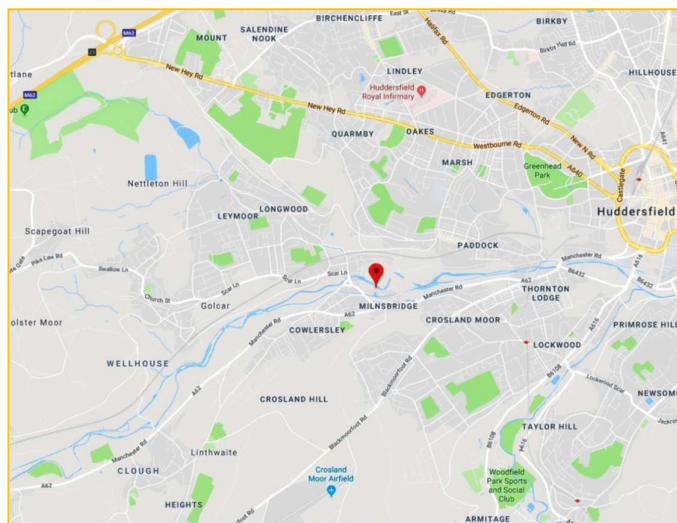
The accommodation comprises good workshop premises benefiting from electric roller shutter door to the front and electric shutter door to the side door, together with alarm system. The unit extends to 630ft² and is offered on a cost effective rent benefiting from a shared secure yard which is accessible 24hrs a day and is available for immediate occupation.

This is a recognised industrial location and the unit presents an excellent opportunity for a small independent business or new business start up to lease industrial premises.

LOCATION

The industrial estate is positioned along Tanyard Road which is approximately 0.25 miles from the A62 Manchester Road which links Huddersfield town centre with all areas of the Colne Valley towards Greater Manchester.

The unit is situated approximately 3 miles to the southwest of Huddersfield town centre and is accessible for the M62 motorway network which is approximately 3.5 miles to the north.



ACCOMMODATION

UNIT 8

Workshop	22.76m ²	(245ft ²)
Office	35.77m ²	(385ft ²)
Staff welfare facilities		
Total	58.53m²	(630ft²)

OUTSIDE

There is designated car parking to the front and on-street car parking in close proximity. The unit is situated in a secure gated yard with key code access out of working hours.

RENT

£400 pcm (£4,800 per annum)

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2024/25). It is recommended that the ingoing tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

USES

The Landlord will not consider any uses linked to motor trade.

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

Jonathan.wilson@bramleys.com

George Aspinall

george.aspinall@bramleys.com

LEASE TERMS

The unit is offered by way of a new lease for a term to be negotiated on full repairing and insuring terms to incorporate 3 yearly rent reviews. The tenant is to be responsible for all internal and external repairs and decorations. The landlord will maintain the yard area, supply water and maintain the roller shutter door in addition to insuring the building. A deposit equal to a quarter's rent will be required from occupiers.

LEGAL COSTS

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

VAT

The rent quoted is exclusive of VAT which is chargeable.

EPC ASSET RATING: TBC

bramleys.com/commercial

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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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