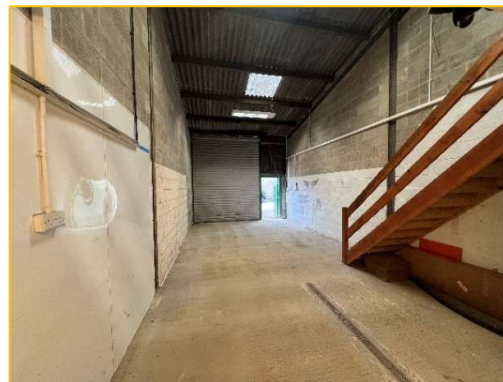
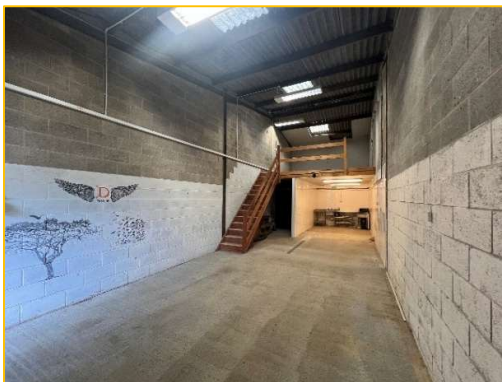


**Unit 2
Field Lane
Farnley Tyas
Huddersfield HD4 6BS**

**Rent
£6,700
per annum**



MODERN SINGLE STOREY INDUSTRIAL/TRADE COUNTER UNIT

78.79m² (848ft²)

- Suitable for a variety of industrial/trade counter uses, subject to confirmation of planning consent
- Available for immediate occupation
- Well presented modern unit with mezzanine

DESCRIPTION

The property comprises a modern steel portal frame unit with block construction which is clad to external elevations in wood.

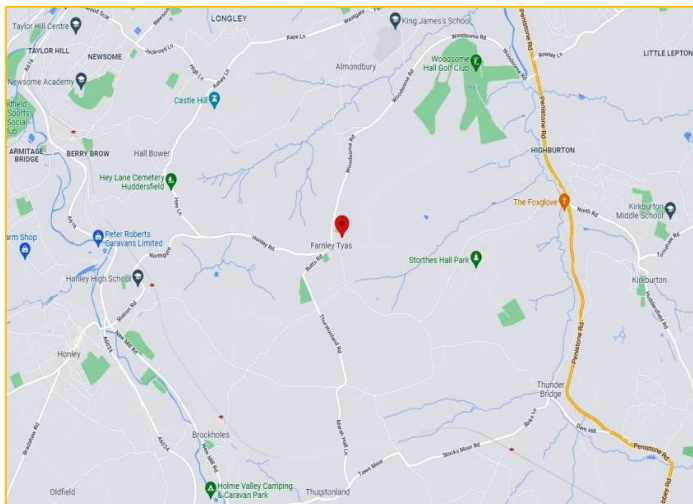
The property benefits from a large loading door with parking to the front. Internally, the unit has 3 phase electricity and benefits from a mezzanine which can be used for storage or office space. On the ground floor, the unit provides workshop, WC and kitchen.

This unit forms part of 3 units overall which are units 1-3 Field Lane. The two other units are used for storage and as a café.

Unit 2 is available for immediate occupation and would be suitable for continuation of use as a storage unit, or alternative industrial and business uses, subject to planning.

LOCATION

The property is located in the village of Farnley Tyas which is approximately 3 miles to the south of Huddersfield town centre accessed via the Wakefield Road (A642) towards Almondbury, in a position which provides easy access to all areas to the south of Huddersfield, the Holme Valley and to Huddersfield town centre and its Ring Road. It is accordingly well located for independent businesses in addition to being Huddersfield's highest value residential area.



ACCOMMODATION

GROUND FLOOR	
Workshop	56.82m ² (611ft ²)
WC	
MEZZANINE	21.97m ² (236ft ²)
Total	78.79m² (848ft²)

OUTSIDE

There is 1 car parking space to the front of the unit.

RENT

£6,700 per annum

RATEABLE VALUE

£5,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/55.5p (2025/26). It is recommended that the incoming 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

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 property is offered by way of a new lease for a fixed term of 3 years with no rent reviews during this period.

LEGAL COSTS

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

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: E

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 in situ 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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