

Land at
13a Round Ings Road
Outlane
Huddersfield HD3 3FQ

Rent :
£8,000 per
annum



BUILDERS/STORAGE YARD

535.43m² (640 yds²)

- Suitable for a variety of uses, subject to planning
- Securely fenced
- Within 5 miles of Huddersfield town centre

INVESTMENT • LAND • OFFICE • RETAIL • INDUSTRIAL

DESCRIPTION

The yard extends to 640 yds² and is positioned along Round Ings Road on the outskirts of Outlane approximately 5 miles from Huddersfield town centre.

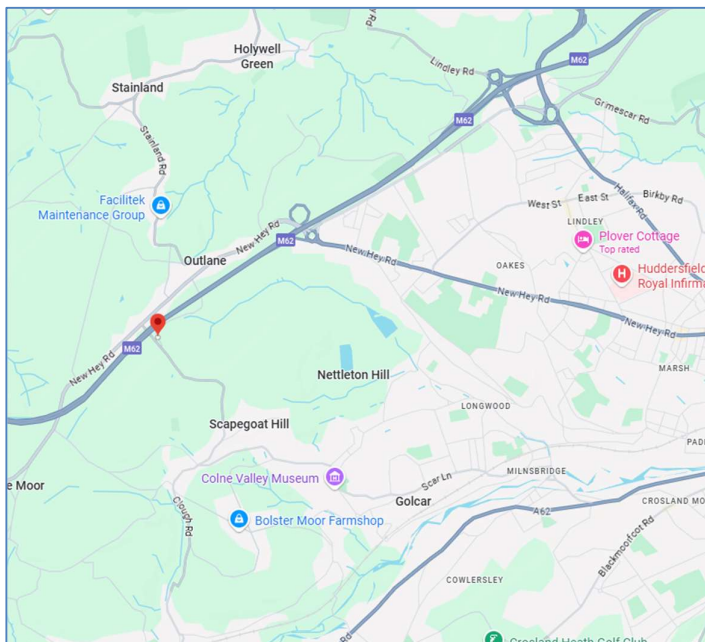
The yard is secured by a palisade gate to the front boundary and fenced to the side boundaries. The yard would suit use for external storage or as a builders/contractors yard, subject to the tenant's requirements.

The land benefits from a stone built workshop which is approximately 306 ft² and has a secure shutter which can be used for storage or as a workshop.

LOCATION

The yard is positioned on Round Ings Road just off from New Hey Road (A640) which is less than 3 miles away from Ainley Top.

It is approximately 5 miles from Huddersfield town centre which makes access to the Ring Road and Junction 23 & 24 of the M62 motorway network within relatively easy reach.



ACCOMMODATION

SITE	535.43m ² (640 yds ²)
Workshop	5.09 x 5.6m

RENT

£8,000 per annum

RATEABLE VALUE

To be advised.

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2025/26). 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

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 Wilson
Jonathan.wilson@bramleys.com

George Aspinall
george.aspinall@bramleys.com

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews.

LEGAL COSTS

The ingoing 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: N/A

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

INVESTMENT • LAND • OFFICE • RETAIL • INDUSTRIAL