

**Units 1-4 Skelmanthorpe
Business Park
Saville Road
Skelmanthorpe
HD8 9ED**

**Asking price:
£825,000**



PREDOMINANTLY SINGLE STOREY INDUSTRIAL PREMISES **1,822.37m² (19,616ft²)**

- Established industrial location.
- 2 Loading doors.
- Good access to Huddersfield and the M1 motorway at J39.

DESCRIPTION

The property comprises a range of predominantly single storey industrial buildings which have most recently been used for warehousing and have the benefit of a 3 phase electricity and gas supply. The buildings have 2 loading doors and offer the potential to be divided into multiple units.

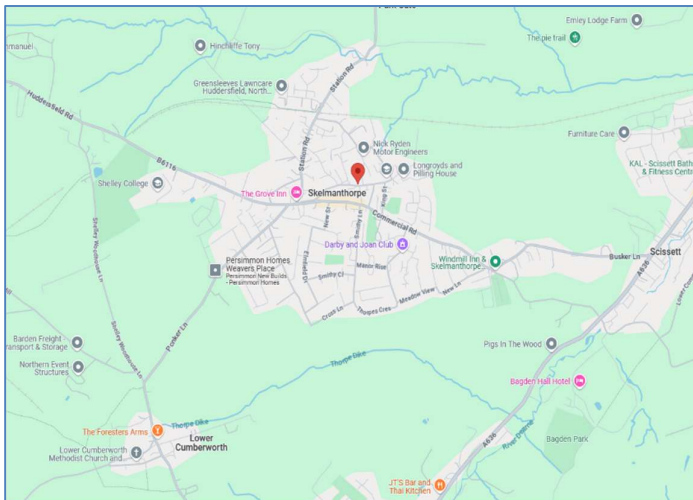
The buildings are constructed of stone and brick under part northlight and part steel trussed roofs. They have concrete floors internally and have an additional storey at basement level.

The overall usable floor area extends to 1,822.37m² (19,616ft²).

LOCATION

The property is positioned on the edge of Skelmanthorpe village in a mixed industrial and residential area and forms part of Skelmanthorpe Business Park.

Skelmanthorpe is approximately 8 miles to the south of Huddersfield and is also convenient for access to Barnsley, Wakefield and Sheffield. It is a popular residential village having a recognised local centre along Commercial Road. It is also good for industrial businesses with good access to the local workforce and to major road networks being approximately 8 miles to the southwest of J39 of the M62 motorway network.



ACCOMMODATION

GROUND FLOOR

Building 1:
Warehouse 211m² (2,271ft²)

Building 2:
Warehouse 418.46m² (4,504ft²)

Building 3:
Offices and warehouse 1,036.75m² (11,160ft²)

LOWER GROUND FLOOR 156.20m² (1,681ft²)

TOTAL FLOOR AREA 1,822.37m² (19,616ft²)

There is additional basement accommodation available with restricted headroom.

OUTSIDE

The property includes a strip of land to the front of the building for loading access and car parking.

ASKING PRICE

£825,000

TENURE

Freehold

UTILITIES

The property benefits from mains gas, electricity and water supplies.

RATEABLE VALUE

£28,000

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p/£ (2025/26).

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys.com

George Aspinall

George.aspinall@bramleys.com

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: TBC

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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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