

TO LET

Unit 12
Brockholes Business Park
Rock Mill Road
Huddersfield
HD9 7BN

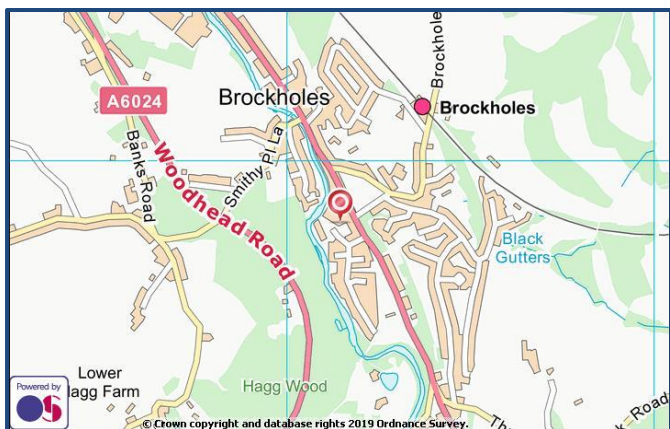
- High quality workshop unit
- 895 ft² (83.14 m²)
- Ease of access to main road & motorway network
- Generously sized shared yard



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Location

Brockholes Business Park is situated adjacent the A616 New Mill Road, which forms one of the principal arterial routes providing access into Huddersfield Town Centre to the North, and Sheffield to the South East via the A61 Penistone Road.

Description

Brockholes Business Park consists of five detached terraces of single storey, steel portal frame, modern industrial units being part concrete block built, part brick faced, part metal decking clad under a dual pitched metal decking clad roof incorporating Perspex roof lights with solid concrete floors throughout.

Internally the property provides good quality workshop accommodation benefiting from steel roller shutter loading door and personnel entrance and w/c provision. Externally there is a shared service yard together with landscaped areas.

The unit benefits from a three-phase electricity supply, gas, mains water and drainage. Please note these services have not been tried or tested and interested parties are advised to satisfy themselves as to their condition and suitability.

Rent

£8,000 Per Annum Exclusive

Accommodation

The Total Approximate gross internal floor areas are:		
	Ft ²	M ²
Total Approximate GIA	895	83.14
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property will need to be reassessed for Uniform Business Rates.

EPC

The property has been assessed with an EPC rating of D (81).

Terms

The property is available to let by way of a full repairing and insuring lease of a term to be agreed.

VAT

The rent is quoted exclusive of VAT which is applicable.

Legal Fees

The ingoing tenant to be responsible for the costs in preparing a new lease agreement.

Viewing

For further information and viewing arrangements please contact sole letting agents:

Ross Thornton

Direct Line: 01484 477600

Email: ross.thornton@walkersingleton.co.uk

Ref: 36862

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Oak House, New North Road, Huddersfield, HD1 5LG

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