

TO LET

FORMER ABBEY MILL KITCHEN PREMISES

Lincoln Street, Off St Andrews Road, Huddersfield, HD1 6RX



FACTORY PREMISES WITH SHOWROOM & OFFICES

293.37m² (3,158ft²) to 950.02m² (10,226ft²)

Including Mezzanine

216.03m² (2,325ft²)

- Available as an entire building or alternatively will split to provide premises of 292.37m² (3,158ft²) or 656.59m² (7,068ft²)
- Situated in a popular industrial and commercial position on the outer edge of Huddersfield Ring Road
- Accessible for the A62 Leeds Road to the north and the A629 Wakefield Road to the south
- Good office content and Showroom capacity
- Three phase electricity and gas supply

T. **01484 530361**

www.bramleys.com

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The property comprises of a predominantly single storey brick built industrial building which is partially clad in profile steel sheeting and built under a pitched steel truss roof. The building incorporates two loading doors and provides accommodation extending to 950.02m² (10,226ft²).

The Landlord will consider dividing the building to provide 2 smaller units including a single storey workshop, having 5 metres to the eaves, extending to 3,158ft², or alternatively a unit incorporating the mezzanine floor and first floor offices which would extend to 7,068ft². The mezzanine level extends to approximately 2,325ft² and there would be an option to remove this, subject to the incoming tenants requirements.

The entire building is divided between factory, showroom and offices premises at ground floor level with office and production area at first floor/mezzanine level. The unit has the benefit of a three phase electricity supply, gas supply, 2 x blower heaters and the main factory has 5m to the underside of the eaves.

The property has most recently been used as a kitchen manufacturers and display showroom and would suit continuation of this or similar uses in addition to alternative uses subject to obtaining relevant planning consents. The building is well positioned on the outer edge of Huddersfield Ring Road with excellent access to the A62 Leeds Road and A629 Wakefield Road meaning all areas of Huddersfield are within easy reach and access to the M62 Motorway Network at Junction 25 and the M1 at Junction 39 is readily accessible.

ACCOMMODATION

WORKSHOP ONE With loading door and prospect to being let independently	293.37m ² (3,158ft ²)
WORKSHOP TWO With loading area, production area beneath Mezzanine floor, showroom, reception And partitioned offices and stores	353.08m ² (3,801ft ²)
First Floor Offices Canteen & staff toilet facilities	66.01m ² (711ft ²)
MEZZANINE FLOOR Production and storage area	216.03m ² (2,325ft ²)
BUILDING TWO Single storey store to the rear	7.04m ² (116.84ft ²)
BUILDING THREE Single storey store to the rear	13.69m ² (147.00ft ²)
TOTAL	950.02m² (10,226ft²)

OUTSIDE

The property benefits from having a secure fenced yard to the north eastern gable of the property providing space for external storage in addition to having the benefit of on street car parking to the front and the ability to park seven vehicles in the car parking area of the adjoining site to the west of the property

RENT

On application

RATEABLE VALUE & UNIFORM BUSINESS RATE

£16,000

If the premises were to be divided into two, the Rating Assessment would also need to be split.

This will be charged back by the local Rating Office at the Uniform Business Rate of 47.9p (2017/18).

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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

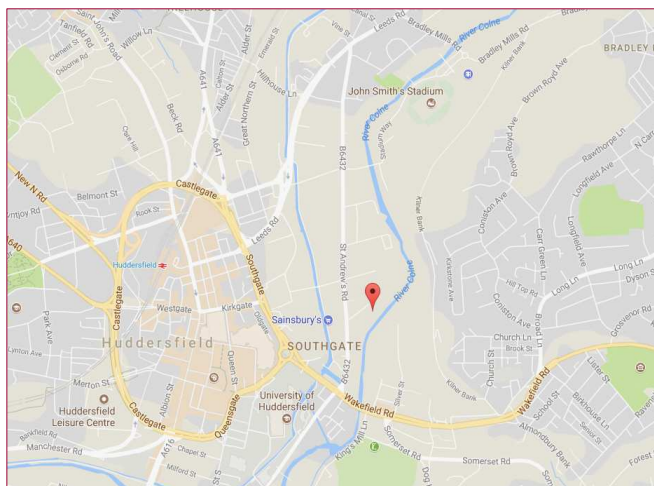
Contact the Agents.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated on an effective full repairing and insuring basis to incorporate three yearly rent reviews. The landlord retains the right to be excluded from the protection of the Landlord & Tenant Act 1954 subject to the lease terms agreed

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: D

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

CONTACT

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