

TO LET

HUGH HOUSE, FOUNDRY STREET
Brighouse HD6 1LT



INDUSTRIAL UNIT/WORKSHOP

662m² (7,126ft²)

- Single storey warehouse/workshop premises with good office content
- Finished to a modern specification
- 3 Phase electricity
- 2 Loading doors
- Accessible location on the edge of Brighouse town centre in close proximity to Junctions 24 & 25 of the M62 motorway network

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www.bramleys.com

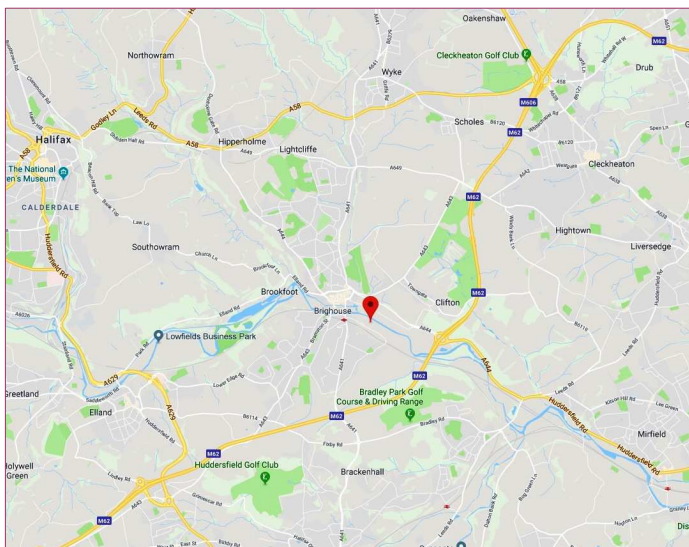
FOUNDRY STREET, BRIGHOUSE HD6 1LT

INDUSTRIAL UNIT/WAREHOUSE WITH OFFICES

Hugh House comprises three interconnecting brick built single storey buildings which provide warehouse/workshop space and good quality offices extending to a gross internal floor area of 662m² (7,126ft²).

The building benefits from having a concrete floor, 3 phase electricity, gas supply and the ability to have gas convection heaters to the workshop, electric roller shutter doors for access and gas fired central heating to the offices with off street car parking.

The property is situated on Foundry Street within a popular industrial location on the outskirts of Brighouse town centre, having good access onto both the A641 Huddersfield Road and A644 Wakefield Road. The property is situated approximately 1.5 miles away from J25, and is within 2 miles of J24 of the M62 motorway network enabling good accessibility to all areas of the North of England.



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

ACCOMMODATION

Ground Floor

■ Workshop	315.21m ² (3,393ft ²)
Workshop	120.55m ² (1,298ft ²)
Workshop and Offices	199.29m ² (2,145ft ²)

Basement

■ Additional storage	27.85m ² (300ft ²)
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RENT

£30,000 per annum

RATEABLE VALUE

£20,750

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

By appointment with the joint agents.

LEASE TERMS

The property is offered on an effectively full repairing and insuring lease for a term of 3 years or more.

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: D

CONTACT

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