

# TO LET

## UNITS 7 & 8 SHAW PARK INDUSTRIAL ESTATE

Silver Street, Off Wakefield Road, Huddersfield HD5 9AF



### MODERN SINGLE STOREY INDUSTRIAL PROPERTY WITH GOOD OFFICE CONTENT

1,201.79m<sup>2</sup> (12,936ft<sup>2</sup>)

- Good quality with modern specification offices
- Popular industrial location
- Situated within 1 mile of Huddersfield town centre
- Good access to the A629 Wakefield Road and the A62 Leeds Road, making access to the M1 and M62 within easy reach

T. **01484 530361**  
[www.bramleys.com](http://www.bramleys.com)

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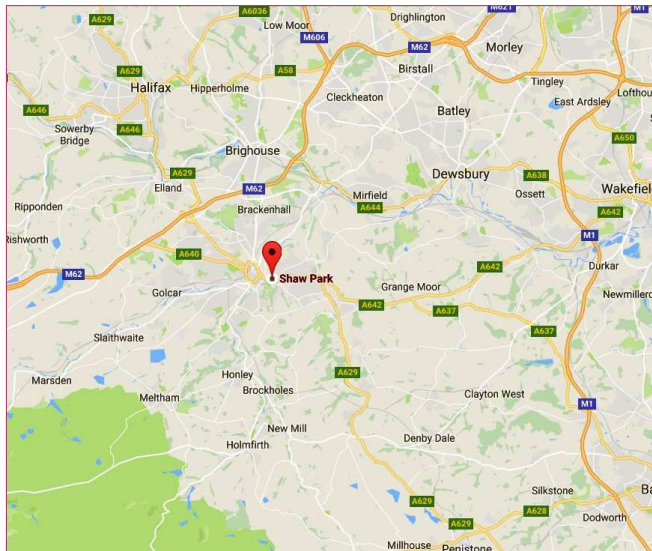
## MODERN INDUSTRIAL PROPERTY WITH GOOD OFFICE CONTENT

The property comprises a modern single storey steel portal framed industrial unit which is predominantly clad in profile steel sheet. The property has most recently been used for manufacturing purposes and would be suitable for ongoing use by similar businesses, or alternatively as warehouses, subject to the ingoing occupiers requirements.

The building has industrial accommodation extending to 9,609ft<sup>2</sup> with two storey offices providing a further 3,328ft<sup>2</sup>.

The property has good car parking to the front, 2 large loading doors accessed via a shared secure yard to the rear.

The building benefits from having 3 phase electricity, gas supply with blower heaters to the workshop and a gas fired central heating system to the offices. Internally the offices are finished to a modern specification, with suspended ceilings, having inset lighting, and having central heating.



### 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	
Workshops	892.65m <sup>2</sup> (9,608ft <sup>2</sup> )
Offices:	154.57m <sup>2</sup> (1,664ft <sup>2</sup> )

Including laboratories, production office, store, private office, reception preparation office and toilet block with male and female WCs

FIRST FLOOR	
Offices:	154.57m <sup>2</sup> (1,664ft <sup>2</sup> )

Including general office, meeting room, store and 3 private offices

<b>TOTAL</b>	<b>1,201.79m<sup>2</sup> (12,636ft<sup>2</sup>)</b>
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### OUTSIDE

Car parking to the front of the property for 10 cars. Fenced yard to the rear shared with adjoining occupiers for loading to 2 loading doors.

### RENT

£58,000 per annum

### RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

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 to incorporate 3 yearly rent reviews and to be on full repairing and insuring terms.

### 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: B

## CONTACT

### BRAMLEYS

14 ST GEORGES SQUARE, HUDDERSFIELD  
HD1 1JF

T. 01484 530361 f: 01484 432318

E. [jonathan.wilson@bramleys1.co.uk](mailto:jonathan.wilson@bramleys1.co.uk)

E. [jonathan.uttley@bramleys1.co.uk](mailto:jonathan.uttley@bramleys1.co.uk)

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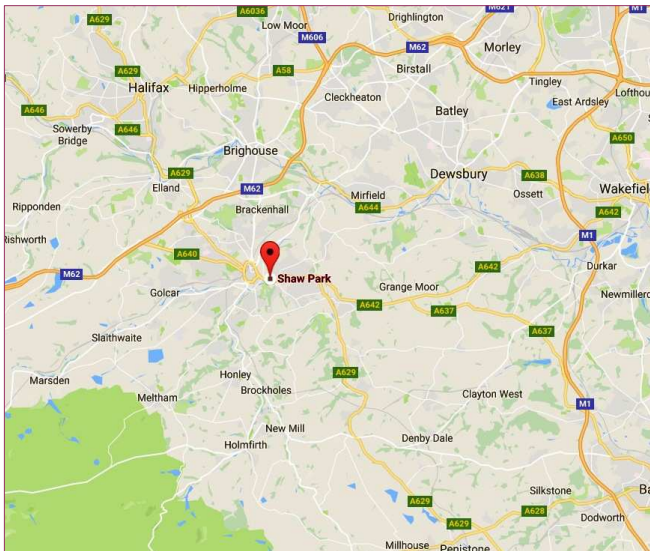
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