

**Unit 3 Crosland Moor Mills
Blackmoorfoot Road
Huddersfield HD4 5AQ**

**Rent £27,500
per annum**



SINGLE STOREY INDUSTRIAL WORKSHOP

562.34m² (6,053ft²)

- Good yard and car parking
- Positioned within 2 miles of Huddersfield town centre just off the A62 Manchester Road
- Suitable for vehicle repair or other industrial uses

DESCRIPTION

The property comprises a single storey brick built former garage workshop which extends to 562.34m² (6,053ft²). The workshop has a drive-in loading door within the front elevation, car parking to the front.

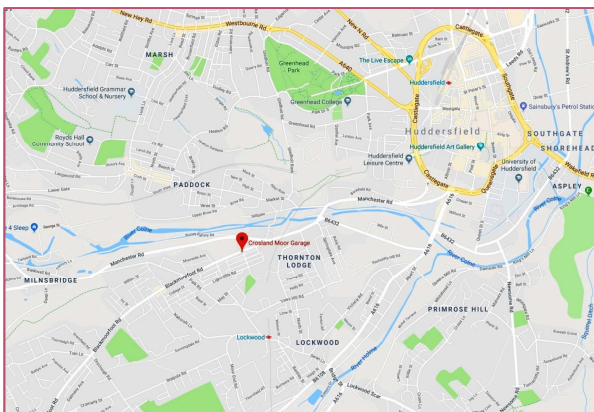
Whilst the premises have previously been used for vehicle repair workshops, they would suit alternative industrial and commercial uses, subject to obtaining any required planning consents.

The premises are located along Blackmoorfoot Road a short distance from Manchester Road and being within 2 miles to the southwest of Huddersfield town centre. This is an accessible position for local trade, making all areas of the Colne Valley within easy reach, in addition to being accessible for the town centre and the Ring Road.

LOCATION

The property is accessed via the main Blackmoorfoot Road in Crosland Moor approximately 4 miles to the west of Huddersfield town centre, accessible from the A62 Manchester Road which links Huddersfield town centre with all areas of the Colne Valley. It is a short distance from the intersection of Blackmoorfoot Road and Park Road West where the main commercial centre of Crosland Moor is positioned.

This is an accessible position for all areas of Huddersfield and is approximately 4 miles from Junctions 23 and 24 of the M62 motorway network positioned to the east.



ACCOMMODATION

GROUND FLOOR

Workshop 562.34m² (6,053ft²)

Including:
Vehicle inspection pits
Toilet facilities

OUTSIDE

The premises have designated car parking to the front of the property in addition to shared yard and car parking with adjoining buildings.

RENT

£27,500 per annum

RATEABLE VALUE

To be assessed

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/£ (2021/22). 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

Contact the sole Agents.

Jonathan Uttley
Jonathan.uttley@bramleys1.co.uk

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

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 be on effective 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

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bramleys.com/commercial

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

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