

TO LET/MAY SELL

**YORK MILLS
HUDDERSFIELD ROAD
BRIGHOUSE
HD6 1HA**

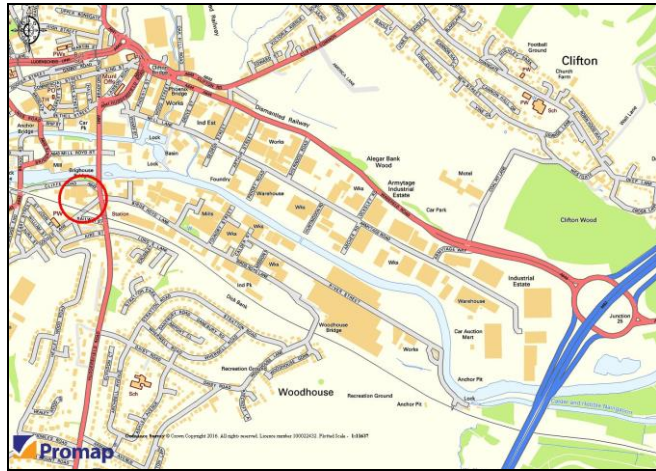
- Prominent modern warehouse unit
- 1,794.99 m² (19,322 ft²)
- Secure shared yard area
- Ease of access to junction 25 of the M62 motorway
- **Rent reduced to under £2.60 psf**



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Brighouse, HD6 1HA

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Accommodation

The Total Approximate gross internal floor areas are:		
	ft ²	m ²
Total Approximate GIA	19,322	1,795.01
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 has been assessed for uniform business rates as follows:

Warehouse and premises Rateable Value: £51,500

EPC

The property has an EPC assessment within Band D (100)

Terms

The property is available To Let by way of a new full repairing and insuring lease for a term of years to be agreed incorporating three year rent reviews where applicable.

Rent

From £50,000 per annum

Alternatively the client would consider a disposal of the larger investment which is generating an additional £21,000 per annum. Further details on application.

VAT

The rent quoted is exclusive of VAT (if applicable)

Legal Fees

The ingoing tenant is to be responsible for both parties legal fees incurred in preparation of the lease document.

Viewing

For further information and viewing arrangements please contact the sole agents

Paul Andrew

Direct Line: 01484 477600

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Ref: 32115

Location

The property benefits from a prominent frontage to the junction of the A641 Huddersfield Road and Gooder Lane, together with a secondary frontage to the A643 Cliffe Road to the north.

The property is located approximately ¼ mile south of Brighouse town centre and accordingly benefits from ease of access to the main road and motorway network with junction 25 of the M62 motorway approximately one mile to the north east.

Description

The principal building is of steel portal framed construction, being insulated profile sheet metal clad under a dual pitch insulated profile sheet metal clad roof incorporating Perspex roof lights with a split level solid concrete floor throughout.

Internally the property provides warehouse and manufacturing accommodation, together with ancillary kitchen, office and WC provision.

Adjacent to the main building is an older single storey brick built building with an underdrawn over-felted Belfast roof, supported on timber beams and with a concrete floor throughout. This together with an adjacent single storey lean to building provides additional warehousing and workshop accommodation.

The property benefits from both internal and external CCTV provision.



Oak House, New North Road, Huddersfield, HD1 1LG

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