



Michael Steel & Co
PROPERTY CONSULTANTS

DUE TO RELOCATION
Re-available following abortive negotiations

FOR SALE

**PROMINENT INDUSTRIAL
PREMISES ON POSSIBLE
REDEVELOPMENT SITE (STP)**

**SPURN POINT, MANCHESTER ROAD, LINTHWAITE,
HUDDERSFIELD, WEST YORKSHIRE, HD7 5RF**

1,427 m² (15,357 sq ft) on 1.6 acres or thereabouts



- Industrial and office premises including modern warehouse and significant office space fronting Manchester Road
- Conveniently located in highly prominent position with extensive frontage to main A62 Manchester Road and on 1.6 acres
- Redevelopment potential of the site for a variety of commercial or residential uses (subject to requisite planning)

0113 2348999

Location

Spurn Point is situated with a significant and prominent frontage to the exceptionally busy A62 Manchester Road approximately 3 miles to the west of Huddersfield town centre in the Colne Valley (between Linthwaite and Milnsbridge).

The property, via the A62, is easily accessible to Huddersfield ring road which provides good access to all main arterial routes serving the Huddersfield area as well as junction 23 (west only) and 24 of the M62 (both of which are approximately 3.5 miles from Huddersfield ring road).

Description

Spurn Point comprises a highly prominent two storey stone built office building to the front adjacent a modern steel framed warehouse building along with ancillary workshop/storage buildings (to the rear).



The premises benefit from car parking spaces immediately to the front of the offices (off Manchester Road) along with a large part concrete part loosely surfaced yard area providing significant onsite loading, parking and external storage provisions (which is presently used by the vendor for the storage of machinery and products).

Total Site Area 0.65 ha (1.6 acres) or thereabouts

The vendor also owns the adjoining 3.32 ha (8.206 acres) between the property and the River Colne and this can be made available through separate negotiations. A plan is available upon request.

Accommodation

Warehouse 730m² (7,857 sq ft)

Comprising good quality open plan storage/workshop space with three manually operated roller shutter loading doors, 5 tonne crane and gas fired heater.

Workshop 326m² (3,509 sq ft)

Comprising workshop/stores with electrically operated roller shutter loading door.

Offices 371m² (3,991 sq ft)

Comprising centrally heated office space at lower ground floor, ground floor and first floor including reception area and meeting room.

Gross Internal Floor Area 1,427m² (15,357 sq ft)

Services

We are advised the property benefits from three phase electricity, water, sewer drainage and gas in addition to gas fired central heating and space heating in the warehouse. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Rating

We are advised by the Valuation Office website that the premises are assessed at rateable value £69,000.

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

We are advised the premises benefit from their existing industrial consent although could be suitable for comprehensive redevelopment for a variety of uses including quasi retail and residential (subject to requisite consent).

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Vacant Possession

The premises are currently occupied by the vendor and timescales will need to be agreed for the providing of vacant possession.

Price

The premises are re-available seeking offers in the region of £995,000.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 1791/A/M
Updated February 2018

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.