



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of Kas Property Management

TO LET

**FORMER ENGINEERING/STORAGE
UNIT WITH YARD/PARKING**

**NILE STREET, OFF ST THOMAS' ROAD,
HUDDERSFIELD, WEST YORKSHIRE, HD1 3LG**

4,053 m² (43,631 sq ft) on 1.26 acres



- Predominantly single storey industrial/engineering premises with craneage
- Conveniently located only a short distance from Huddersfield town centre just off main A62 Manchester Road
- Benefitting from service yard and off street car parking

Available July 2018

0113 2348999

Location

The premises are located on Nile Street close to the junction of Graham Street with St Thomas' Road, in a predominantly industrial and commercial area, only a short distance from Huddersfield town centre.

St Thomas' Road links the main A616 Chapel Hill/Lockwood Road with the A62 Manchester Road, and via Huddersfield Ring Road junctions 23 (west only) and 24 of the M62 are within a 3 mile radius to the north west respectively.

Description

The Nile Street premises comprise four connecting buildings of predominantly brick construction under a Belfast roof with two storey offices to the front with stone facade. The premises have been extended with more modern buildings which are steel framed and interconnecting to the main workshop.

The eaves height range from 4.7 up to 5m and the premises benefit from a roller shutter loading doors directly from the service yard which provides onsite loading and vehicle parking.

Site Area 0.51 ha (1.26 acres)

Accommodation

Main workshop 2,122.34m² (22,845 sq ft)

Ground floor offices 164.72m² (1,773 sq ft)

Ground floor workshop/offices 1,285.22m² (13,834 sq ft)

Loading bay/storage 138.26m² (1,488 sq ft)

First floor offices 204.38m² (1,199 sq ft)

Mezzanine stores 138.60m² (1,492 sq ft)

Gross Internal Floor Area 4,053.52m² (43,631 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage and three phase electricity in addition to individual appliances including lighting and craneage (previously up to 15 tonne capacity). 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 the premises are assessed for non domestic rating purposes as follows:-

Factory & Premises RV £76,500

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring phasing relief.

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

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon request.

Lease Terms

Nile Street is offered by way of a new tenants full repairing and insuring lease for a period of 3 years, or multiples thereof, incorporating 3 yearly rent reviews.

All leases are to be excluded from Landlord & Tenant Act 1954 Part II.

Rent

£130,000 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

VAT

The rent is quoted exclusive of VAT.

Legal Costs

The ingoing tenant is to be responsible for both parties reasonable legal costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

Michael Steel & Co

Alec Michael

Ben Preston

Tel: 0113 234 8999

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ben@michaelsteel.co.uk

Hanson Chartered Surveyors

Jason Metcalfe

Joe Oade

Our Ref: 2321/A/M

March 2018

Tel: 01484 432043

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Subject to Contract



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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.