



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of



TO LET

HIGHLY PROMINENT COMMERCIAL/OFFICE UNIT

**UNIT 19 HOYER INDUSTRIAL PARK, 517 LEEDS ROAD,
HUDDERSFIELD, HD2 1YJ**

76m² (820 sq ft)



- Single storey commercial/office unit fronting main road
- Located on popular multi occupied estate being strategically located between Huddersfield town centre and J25 M62
- Occupation immediately available from April 2019

0113 2348999

Location

Hoyer Industrial Park is strategically located with a high profile frontage to the main A62 Leeds Road on the junction with Old Fieldhouse Lane. Leeds Road continues to be the principle arterial route leaving Huddersfield town centre – which is a short distance to the south west – and junction 25 of the M62 (both of which are within approximately 2½ miles).

Huddersfield ring road provides, via A629 and A640, access to junction 23 (west only) and junction 24 of the M62.

Leeds Road has witnessed significant development over recent years with a number of retail parks and car showrooms.

Description

Hoyer Industrial Park is a large multi occupied facility with a series of principally single storey industrial, storage, showroom and office units with onsite parking and turning.

Accommodation

Unit 19 (fronting Leeds Road) 76.18m² (820 sq ft)

Comprising a single storey office/commercial space immediately adjacent A62 Leeds Road. Internally the premises have been sub divided to comprise a series of offices, stores, kitchen and toilet facilities.

The premises benefit from car parking immediately to the front.

Services

We are advised that Hoyer Industrial Park does benefit from all mains services including electricity, gas, water and sewer drainage and individual units benefit from their own facilities including lighting. However, no tests have been carried out any on the aforementioned services and therefore we are unable to comment as to their condition or capacity.

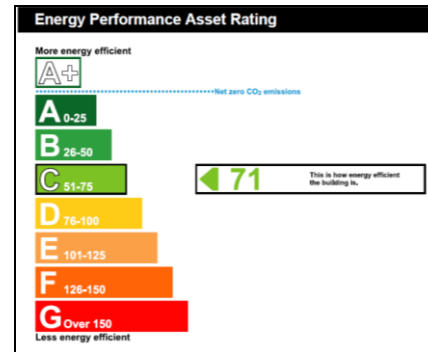
Rating

We are verbally advised by Kirklees MC the premises are assessed as follows: -

Unit 19 RV £5,000

The National Uniform Business Rate for 2018/19 is 49.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Lease Terms

Unit 19 Hoyer Industrial Park is made available by way of new lease for a period of 3 years, or multiples thereof incorporating three yearly rent reviews, plus the site service charge.

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

Rent

£160 per week exclusive

All rents are payable monthly or quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

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: 1542/A/M
Updated July 2019

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.