



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of



TO LET

HIGH PROFILE SHOWROOM/ COMMERCIAL PREMISES

**HOYER INDUSTRIAL PARK, 517 LEEDS ROAD,
HUDDERSFIELD, WEST YORKSHIRE, HD2 1YJ**

76 - 373m² (820 – 4,010 sq ft)



- Highly prominent former kitchen showroom along with single storey commercial/office unit fronting main road
- Located on popular multi occupied estate being strategically located between Huddersfield town centre and J25 M62
- Former kitchen showroom available from December 2020

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 17 (fronting Leeds Road) 373m² (4,010 sq ft)

Two storey former kitchen showroom situated immediately adjacent A62 Leeds Road. Internally the premises provide mainly showroom with office and kitchen at ground floor, with office, storage and toilet provisions at first floor.

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.

Gross Internal Floor Area 76-373m² (820-4,010 sq ft)

Services

We are advised 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.

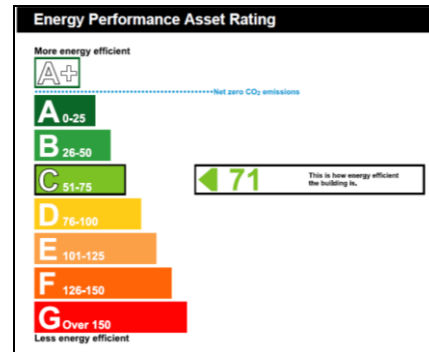
Rating

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

Unit 17 RV £31,250
Unit 19 RV £5,000

The National Uniform Business Rate for 2020/21 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Energy Performance Certificate



Lease Terms

The available premises are offered by way of a new for a period of 3 years, or multiples thereof incorporating 3 yearly rent reviews, plus the site service charge.

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

Rent

Unit 17 £35,000 per annum exclusive
Unit 19 Under Offer

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
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ben@michaelsteel.co.uk

Our Ref: 1542/A/M
Updated November 2020

Subject to Contract



Michael Steel & Co
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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.