



Michael Steel & Co  
PROPERTY CONSULTANTS

On the instructions of Stead Commercial Estates

**TO LET**

## **HIGH QUALITY NEW TRADE WAREHOUSE/INDUSTRIAL UNITS**

**ST ANDREWS COURT, A62 LEEDS ROAD, HUDDERSFIELD,  
WEST YORKSHIRE, HD1 6ND**

Unit 3 - 381m<sup>2</sup> (4,100 sq ft)



- High quality trade warehouse/industrial units in premier location off main A62 Leeds Road with onsite parking
- Strategically located between Huddersfield town centre and J25 M62 on Spindlegate with occupiers Costa Coffee & Travelodge
- Adjoining tenants include Eurocell Building Plastics and Duftons Plumbing – *immediately available for occupation*

***\*Last Remaining Unit\****

**0113 2348999**

### Location

St Andrews Court is the final phase of the Spindlegate development with occupiers including Costa Coffee, Travelodge and Yorkshire Rose public house/restaurant on site. The site is situated on the main A62 Leeds Road on the junction with Hillhouse Lane less than 1 mile to the north east of Huddersfield town centre.

The main A62 Leeds Road continues to be the busiest arterial route serving the Huddersfield area and St Andrews Court is situated between Huddersfield's two main out of town retail parks which include PC World, B&Q, Argos and TK Maxx. The scheme is also only a short distance from the Odeon Cinema Complex and John Smiths Stadium (home of Huddersfield Town Football Club and Huddersfield Giants).

The main A62 Leeds Road provides direct access to junction 25 of the M62 and junctions 23 (west only) and 24 of the M62 are less than 3.5 miles to the north west of Huddersfield ring road.

### Description

St Andrews Court comprises two adjacent terraces of modern trade warehouse/industrial units being clad in reconstituted stone and insulated metal decking under pitched insulated metal decking roofs incorporating perspex roof lights.



Externally St Andrews Court benefits from a large central yard area providing onsite turning/loading along with ample car parking (to be allocated to individual occupiers/units).

### Accommodation

Unit 3 381m<sup>2</sup> (4,100 sq ft)

#### Ground Floor

Comprising open plan warehouse with large roller shutter loading door to the front and internal blockwork to create ground floor office/reception with rear toilets.

#### First Floor

Staircase leading up to first floor office

**Gross Internal Floor Area 381m<sup>2</sup> (4,100 sq ft)**

### Services

St Andrews Court benefits from water, sewer drainage, three phase electricity along with individual appliances. 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.

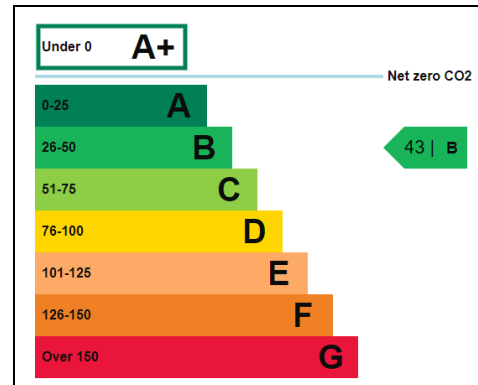
### Non Domestic Rating

Unit 3

RV £27,750

The National Uniform Business Rate for 2021/22 is 49.9p in the £ ignoring transitional phasing relief and allowances to small businesses.

### Energy Performance Certificate



### Planning

We are advised St Andrews Court benefits from consent for B1, B2 and/or B8 uses (application 2013/92872).

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

### Lease Terms

St Andrews Court units are made available by way of new tenant full repairing and insuring leases for a period of years to be agreed, incorporating regular rent reviews, plus the site service charge.

### Rent

Unit 3

£32,800 per annum exclusive

All rents available upon application with the rent being paid quarterly in advance by direct debit/standing order.

### VAT

All rents are quoted exclusive of VAT.

### Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of the lease and its counterpart.

### Viewing/Enquiries

Strictly by appointment only with the joint agents:-

**Michael Steel & Co**  
Alec Michael  
Ben Preston

Tel: 0113 234 8999  
[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)  
[ben@michaelsteel.co.uk](mailto:ben@michaelsteel.co.uk)

**Carter Jonas LLP**  
Matt Bredin or Harry Elliott

Tel: 0113 2425155

Our Ref: 1660/A/M  
Updated August 2021

Subject to Contract



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
[www.michaelsteel.co.uk](http://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.