



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

HIGH QUALITY BRAND NEW INDUSTRIAL/WAREHOUSE UNIT

**UNIT 3 NEILEY INDUSTRIAL PARK, NEW MILL ROAD,
HONLEY, HUDDERSFIELD, WEST YORKSHIRE, HD9 6QE**

442m² (4,763 sq ft)



- Brand new high quality industrial/warehouse unit – available from January 2022
- Strategically located adjacent the main A616 New Mill Road and benefitting from good onsite loading and parking
- Adjacent building occupied by Rodgers Plant Hire and next door pre-let to Howdens Joinery

0113 2348999

Location

Neiley Industrial Park is a new industrial development situated on the main A616 New Mill Road between Honley and Brockholes. The site is well located for access throughout the Holme Valley, with a variety of local occupiers including Replan, Allsops and JTD Building Supplies along with both Rodgers Plant Hire and Howdens Joinery (being immediately adjacent on Neiley Industrial Park).

Honley is situated circa 4.5 miles south east of Huddersfield town centre with junctions 23 (west only) and junction 24 of the M62 within 3.5 miles of Huddersfield ring road.

Description

Neiley Industrial Park comprises a brand new high quality steel portal framed industrial development being clad in metal decking under a pitched metal decking roof incorporating perspex roof lights. Unit 1 is occupied by Rodgers Plant Hire and is detached from Unit 2 and 3 with Unit 2 to be occupied by Howdens Joinery.

Unit 3 is in the process of being completed and does include a first floor area for office provisions.



The site does include a surfaced yard area to the front providing both loading and parking for tenants.

Accommodation

Unit 1 Let to Rodgers Plant Hire
Unit 2 Pre-let to Howdens Joinery
Unit 3 available from January 2022 442m² (4,763 sq ft)

Providing essentially open plan trade warehouse/workshop accommodation with the provision of toilet facilities.

Gross Internal Floor Area **442m² (4,763 sq ft)**

Services

We are advised Neiley Industrial Park benefits from mains water, sewer drainage and electricity, in addition to individual appliances including lighting. 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

Unit 3 will need to be assessed for rating purposes upon practical completion.

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

Upon completion of the building an Energy Performance Certificate will be obtained and available upon request.

Lease Terms

Unit 3 is offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, plus site service charge.

Rent

£48,000 per annum exclusive.

All rents are paid quarterly in advance by direct debit/standing order.

VAT

The rent is 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 sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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

Our Ref: 2392/A/M
October 2021

Subject to Contract



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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.