



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**Upon the Instructions of David Harrison & Sons Ltd**

**TO LET**

**HIGH QUALITY MODERN  
TRADE/WAREHOUSE UNITS**

**UNITS 2 - 4 CANAL MILLS, HILLHOUSE LANE,  
OFF LEEDS ROAD, HUDDERSFIELD,  
WEST YORKSHIRE, HD1 6BT**

765m<sup>2</sup> (8,234 sq ft)



- Modern single storey trade warehouse units immediately adjacent David Harrison & Sons Electrical Wholesalers
- Located just off exceptionally busy A62 Leeds Road only a short distance from Huddersfield town centre
- Benefitting from good onsite parking

**0113 2348999**

## Location

Canal Mills is situated with a substantial frontage to Hillhouse Lane, only a short distance from its intersection with the main A62 Leeds Road. Hillhouse Lane links Leeds Road with the main A641 Bradford Road, approximately 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 Hillhouse Lane is situated between Huddersfield's two main out of town retail parks which include PC World, B&Q, Argos and TK Maxx. The location is also only a short distance from Odeon Cinema complex and John Smiths Stadium, with immediately adjacent the property Costa Coffee, Travel Lodge and Yorkshire Rose public house.

The main A62 Leeds Road provides direct access to J25 of M62 and J23 (west only) and J24 of M62 being less than 3 miles to the north west of Huddersfield ring road.

## Description

Units 1-4 Canal Mills comprise modern steel portal framed warehouse units being part metal clad under a pitched metal roof incorporating Perspex roof lights with solid concrete ground floor. Units 2-4 have previously been occupied by Andrew Page/Euro Car Parts and are now available with Unit 1 recently re-let

Externally Canal Mills benefits from a large surfaced yard and car parking area providing good onsite circulation/loading provision along with ample shared parking.

## Accommodation

Units 2-4 764.96m<sup>2</sup> (8,234 sq ft)

Comprising a large open plan trade warehouse unit with some internal partitioning to create office and ancillary provisions (along with mezzanine area).

**Gross Internal Floor Area 65m<sup>2</sup> (8,234 sq ft)**

## Services

We are advised mains water, sewer drainage, gas and electricity are connected to Canal Mills along with heating and 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

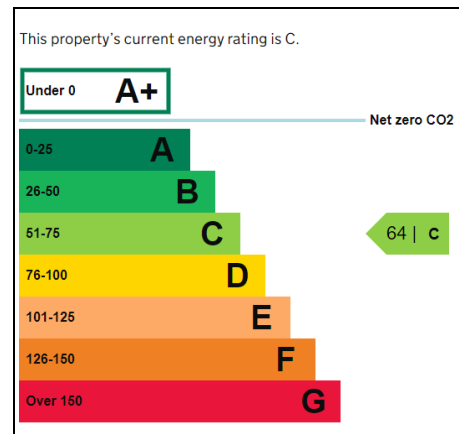
We are advised by Kirklees MC the premises are assessed as follows:-

Units 2-4 Warehouse & Premises RV £40,250

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

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

## EPC



## Lease Terms

Units 2-4 Canal Mills are offered by way of a new lease for a period of years to be agreed, incorporating regular rent reviews, on an effectively full repairing and insuring basis (plus the site service charge).

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

## Rent

Units 2-4 £64,500 per annum exclusive

The rent is payable 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 sole 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)

**Our Ref: 2960/A/M**  
**Updated 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.