



Michael Steel & Co  
PROPERTY CONSULTANTS

**TO LET**

**HIGH QUALITY  
INDUSTRIAL/WAREHOUSE UNIT  
ON A62 LEEDS ROAD**

**LEEDS ROAD/STATION ROAD, HUDDERSFIELD,  
WEST YORKSHIRE, HD2 1UU**

788m<sup>2</sup> (8,484 sq ft)



- Highly prominent modern industrial/warehouse unit with internally built offices & over 6m to eaves
- Strategically located adjacent exceptionally busy A62 Leeds Road with excellent access to M62 (Junction 25)
- Benefitting from good onsite car parking within self contained site, 5 ton internal crane and ***immediately available for occupation***

**0113 2348999**

## Location

The premises are situated on the high profile junction of Station Road with the extremely busy A62 Leeds Road. Nearby occupiers include Tesco, Greggs, C&J Antich & Son and Nationwide Crash Repair Centres Ltd.

The main A62 Leeds Road is exceptionally busy and connects Huddersfield town centre with Junction 25 of the M62 (Brighouse). Therefore the premises do enjoy excellent links throughout the Huddersfield/North Kirklees area and as well as to the motorway network (via the East West M62)

## Description

The premises comprise a high quality steel portal framed industrial unit, which was purpose built for engineering, and benefits from internally built 2 storey office and ancillary accommodation. The premises are part brick fronted with the majority being metal clad under a pitched insulated metal decking roof incorporating Perspex roof lights.



Externally the premises benefit from a large concrete yard providing parking along with excellent vehicle turning/loading provisions. The premises also benefit from an interceptor in the yard.

## Accommodation

Workshop/warehouse 553.15m<sup>2</sup> (5,954 sq ft)

Providing high quality open plan accommodation with a 5 ton overhead crane, substantial incoming power, loading door and lighting. Also benefits from internal partitioning to form works office/testing room and 6.25m to underside of haunch.

2 storey offices 235.08m<sup>2</sup> (2,530 sq ft)

Comprising general offices, private offices, meeting room, canteen and toilet facilities.

Gross Internal Floor Area 788m<sup>2</sup> (8,484 sq ft)

## Services

We are advised the premises benefit from mains gas, three phase electricity, water and sewer drainage. The premises also benefit from air conditioning, compressed air lines (compressors need to be installed), heating and lighting, though 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 the premises are presently assessed as:-

Factory & Premises RV £38,500

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

The EPC rating is C (55).

## Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating regular rent reviews.

## Rent

£85,000 per annum exclusive.

The rent is payable 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 a 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: 3235/A/M  
March 2022

Subject to Contract



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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.