

## 6a Station Road

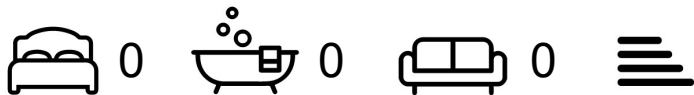
Skelmanthorpe, Huddersfield, HD8 9AU

A rare opportunity to lease this commercial unit comprising 1500 square feet of warehousing and 500 square feet of first floor offices. Kitchen areas and WCs to both floors. Available with flexible lease terms and available for immediate occupation. Off road parking for two cars to the front.

£20,000 Per Annum

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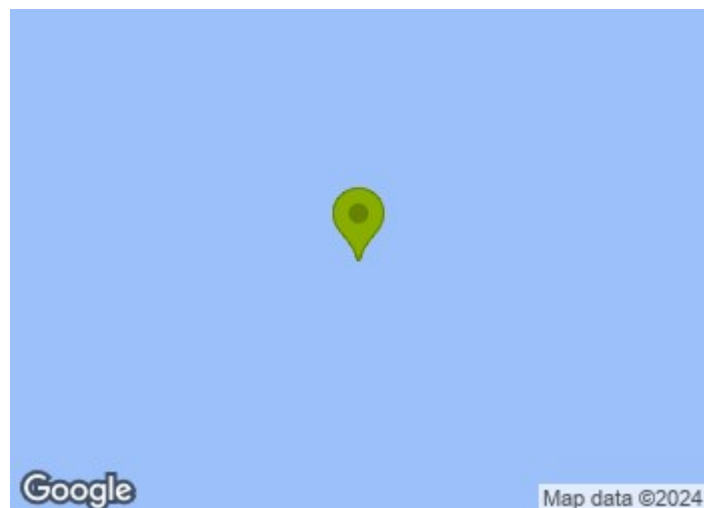


- 1500 square feet of modern concrete floored warehousing
- Large roller shutter vehicle access and pedestrian side door
- 500 square feet of first floor offices
- Kitchen areas and WCs
- Off road parking for two cars
- Available NOW

## Entrance

## Warehouse

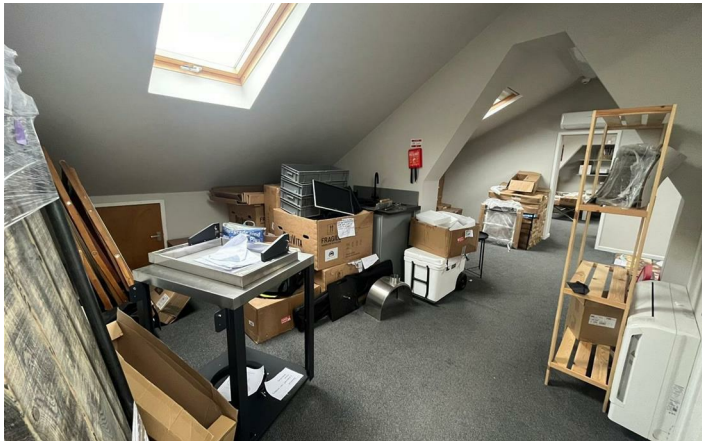
## First Floor Offices



## Directions

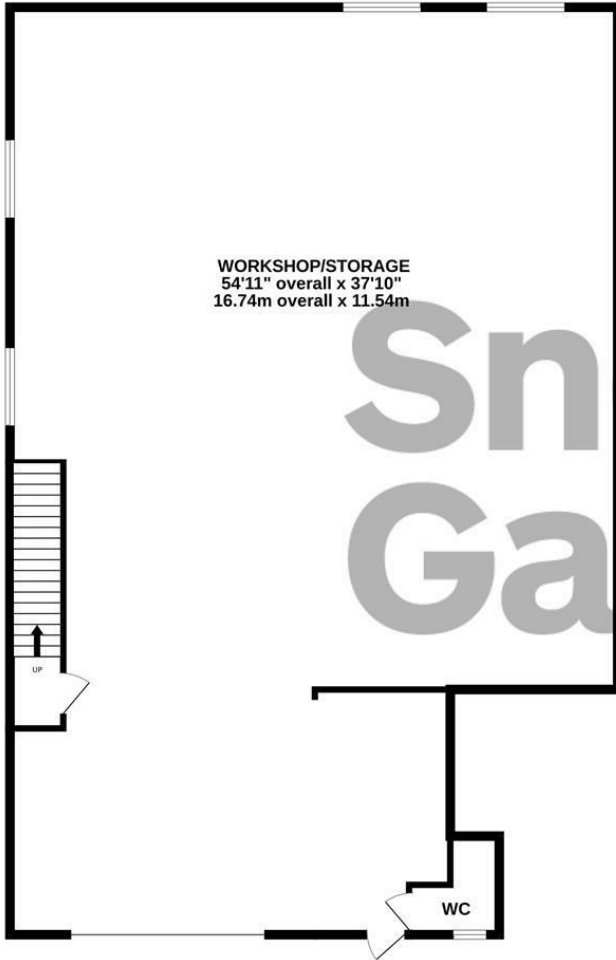




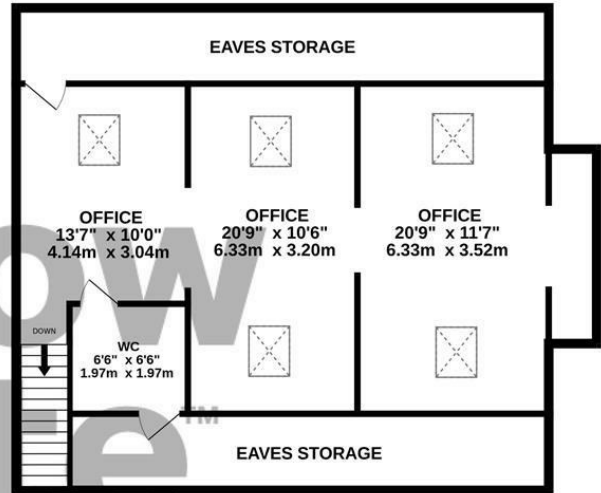


# Floor Plan

GROUND FLOOR  
1998 sq.ft. (185.6 sq.m.) approx.



1ST FLOOR  
1009 sq.ft. (93.8 sq.m.) approx.

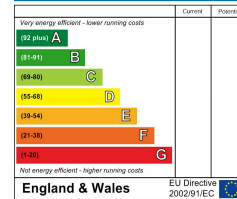


TOTAL FLOOR AREA : 3007 sq.ft. (279.4 sq.m.) approx.

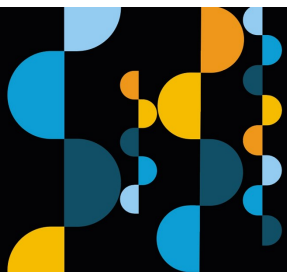
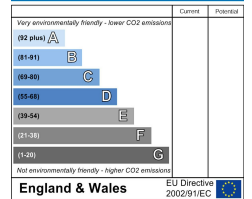
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



**Estate  
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properly**

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Gate™**

**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800

**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801

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