



FOR SALE

Manor Works

King's Mill Lane
Huddersfield
West Yorkshire
HD1 3AW

- Substantial Industrial Property
- 22,726 ft² (2,111.19 m²)
- On a site of 1.34 acres (0.54 hectares)
- Spacious yard and parking provision
- Central location, close to the main University of Huddersfield campus
- Potential for additional development, STP
- Available with vacant possession upon completion



Location

The property is located with prominent and extensive frontage to King's Mill Lane, in a mixed commercial and residential area, less than 0.5 kilometres to the south of Huddersfield town centre, and a stone's throw away from the University of Huddersfield's main 'Queensgate' campus.

This is a well-established trade counter/builder's merchants location, the present occupier and its predecessor businesses having been at this site for several decades.

An electricity sub-station is located along the site's frontage, accessed from King's Mill Lane.



Description

The property comprises, principally, a two-bay steel portal frame industrial building, with brick/block walls to approximately 3 metres and profile metal sheet cladding to eaves of approximately 4.5 metres. Concrete floors run throughout, beneath duo-pitch profile metal deck roofs, incorporating 10% rooflights. The building has a mezzanine floor to part of the right-hand bay and has roller shutter loading doors to both side elevations.

Attached to the left-hand side of the main building is a single-storey brick building, with concrete floor, beneath a mono-pitch profile metal deck roof, forming office accommodation.

Attached to the right hand-side of the main building is a smaller steel portal frame building, with concrete floors, beneath a duo-pitch profile metal deck roof. This building, together with the space beneath the mezzanine floor in the main building, forms a trade counter/retail area.

Accommodation

The total approximate gross floor areas are:

Kings Mill Lane		
	ft ²	m ²
Ground Floor warehouse 1	9,149	849.92
Ground Floor warehouse 2	9,149	849.92
Ground Floor Office Block	1,453	134.97
Ground Floor Trade Counter	1,657	153.98
Mezzanine	1,318	122.40
Total Approximate GIA	22,726	2,111.19

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.



The Site

The property has a total site area of approximately 1.34 acres (0.54 hectares). The buildings stand centrally on the site, with large concrete-surfaced yards on either side, enclosed by a steel palisade fence to the roadside, incorporating double swing gates to either side, whilst the remainder of the property is bound by timber palisade fencing.

Development & Planning

The site has potential scope for additional development, subject to planning.

Tenure

The property is held on several long leasehold titles. Details of which are available on request, from the agent.

Energy Performance

The property has and an EPC rating of B (47).

Rateable Value

The property has a Rateable Value of £94,000.

Ref: 45630/Feb-24

Guide Price

We are instructed to seek offers around £1,800,000 (One Million Eight Hundred Thousand Pounds), Subject to Contact, and exclusive of VAT, for the Long Leasehold interests in the property.

VAT

The price is subject to VAT.

Legal Fees

Each party is responsible for their own legal fees incurred in the transaction.

Anti-Money Laundering Regulations

The purchaser will be required to satisfy the vendor's standard AML requirements.

Viewing

For further information, or should you wish to arrange a viewing, please contact the sole selling agents:

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