

Walker Singleton

TO LET

Unit 19
Calder Trading Estate
Lower Quarry Road
Huddersfield
HD5 0RX

- Ground floor Industrial unit
- Convenient for access to the M62
- 2,675 ft² (248.54 m²)
- Drive in loading access
- On-site parking provision



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Location

Calder Trading Estate is located off Lower Quarry road, close to it's junction with the A62 Leeds road. Leeds road forms one of the principal arterial routes providing access to Huddersfield town centre. Junction 25 of the M62 is located approximately 1.5 miles away.

Access to the unit is via a private estate road off Lower Quarry road. The river Calder forms the northern boundary of the estate.

Description

The property comprises a single storey stone and brick built industrial building, beneath a pitched roof incorporating roof lights, with eaves of approximately 3.72 metres. The unit is split into a warehouse and an open plan office/storage space. There is concrete floor throughout and new LED high bay UFO lighting. Vehicular access to the unit is via a sliding door.

The property benefits from 5 car parking spaces.

Electricity is connected to the property. Please note that this has not been tried or tested and any interested parties are advised to satisfy themselves as to suitability and condition.

Rental

£15,500 Per Annum Exclusive of all other outgoings

Accommodation

The total approximate gross internal floor areas are:		
	Ft ²	M ²
Warehouse	2,166	201.25
Office	509	47.29
Total approximate GIA	2,675	248.54

Please note final sizes are subject to site measurement. 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.

Rateable Value

The property has been assessed for business rates and has a Rateable Value of £7,100.

Terms

The property is available To Let by way of a new effective Full Repairing and Insuring lease of a term to be agreed.



Walker Singleton
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Oak House, New North Road, Huddersfield, HD1 5LG

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Energy Performance

The property has an EPC rating of TBC.

VAT

The rentals quoted are exclusive of VAT (if applicable).

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting transactions.

Viewing

For further information of to arrange a viewing, please contact the letting agent:

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Ref: 46456

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