

**Unit 4 Crosland Moor Mills
Blackmoorfoot Road
Huddersfield HD4 5AQ**

**Rent £18,000
per annum**



SHOWROOM OFFICE/WORKSPACE ACCOMMODATION **126m² (1,356ft²)**

- Prominent busy main road location
- Positioned within 3 miles of Huddersfield town centre just off the A62 Manchester Road
- Suitable for a variety of showroom, office or retail uses

DESCRIPTION

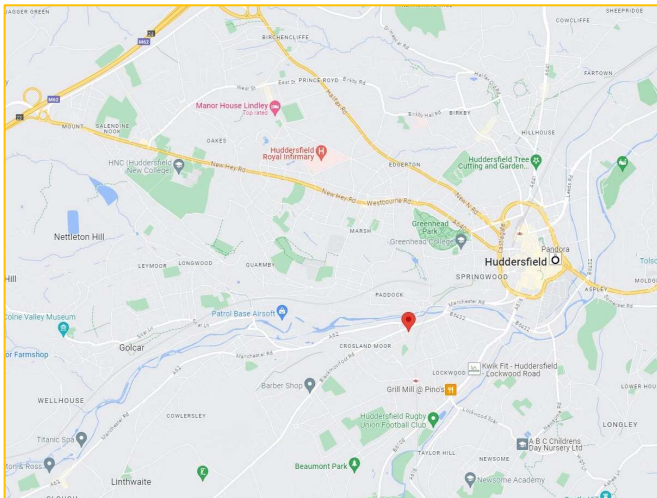
The property comprises single storey showroom accommodation with extensive display frontage onto a busy main road and having the benefit of on-site car parking. The property is fitted with external security shutters to the perimeter and forms part of a larger complex of commercial and industrial properties.

The property extends to 1,326ft² and has most recently been used for offices and provides a range of partitioned office accommodation that would be suitable for the continuation of this use or alternatively conversion for use as a retail unit or workspace, subject to planning and the landlord's approval.

LOCATION

The property is accessed via the main Blackmoorfoot Road in Crosland Moor approximately 3 miles to the west of Huddersfield town centre and accessible to the A62 Manchester Road which links Huddersfield with all areas of the Colne Valley. It is a short distance from the intersection of Blackmoorfoot Road and Park Road West where the main commercial centre of Crosland Moor is positioned.

This is an accessible position for all areas of Huddersfield and is approximately 4 miles from Junctions 23 & 24 of the M62 motorway network. It is a prominent main road location with good visibility onto Blackmoorfoot Road.



ACCOMMODATION

■ GROUND FLOOR

Range of partitioned offices, stores and meeting rooms 126m² (1,356ft²)

OUTSIDE

The property has the benefit of on-site car parking.

RENT

£18,000 per annum

RATEABLE VALUE

£11,500

UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p/51.2p/£ (2023/24). It is recommended that the incoming tenant confirms the rateable values on any ability to apply for Small Business Rate Relief or exemption by visiting the Valuation Office website at www.voa.gov.uk

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the sole Agents.

Jonathan J Wilson BSc(Hons) MRICS

Jonathan.wilson@bramleys1.co.uk

George Aspinall

george.aspinall@bramleys1.co.uk

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING

C.

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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