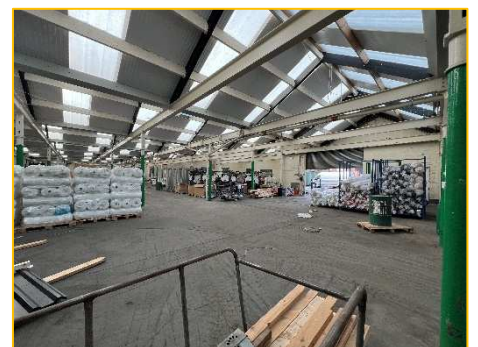


**Unit 25A Union Mills
Tanyard Road
Milnsbridge
Huddersfield HD3 4NB**

**Rent £60,000
per annum**



AFFORDABLE WORKSHOP/WAREHOUSE ACCOMMODATION
1,612m² (17,350ft²)

- Good yard and on site car parking with 2 drive-in loading doors
- Self-contained yard
- Suitable for a wide range of industrial uses, subject to the occupier's requirements

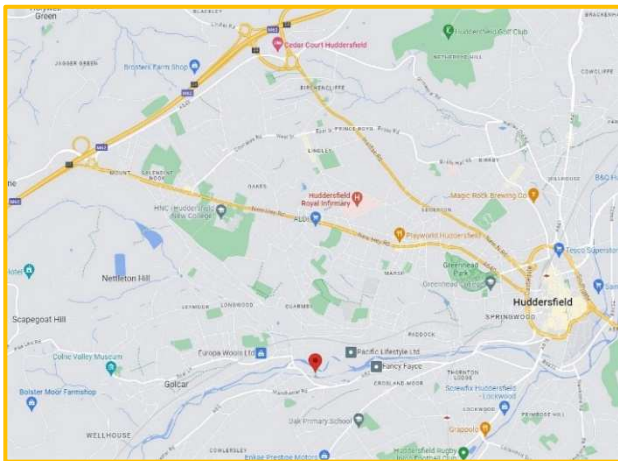
DESCRIPTION

The unit comprises a ground floor workshop with 2 drive-in loading doors which extends to approximately 17,350ft².

The unit has been occupied by the owner as warehousing and would be the continuation of this use, or alternative uses subject to the tenant's requirements.

LOCATION

The units are positioned within the Union Mills complex on the outskirts of Milnsbridge approximately 2 miles from Huddersfield town centre. This location provides good access to the town centre in addition to having good access to all areas within the Colne Valley and to Junctions 23 and 24 of the M62 motorway network.



ACCOMMODATION

UNIT 25A

Warehouse/Workshop 1,612m² (17,350ft²)

OUTSIDE

The unit has the benefit of a shared loading area and access to substantial car parking on site.

RENT

£60,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be advised

Uniform Business Rate of 49.9p/51.2p/£ (2023/24).

REFERENCES

Prospective Tenants are required to be referenced. 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 Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

Jonathan Uttley
Jonathan.uttley@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. The tenant will be responsible to contribute towards the site service charge.

LEGAL COSTS

The ingoing 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: tbc

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 in situ 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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