

**Unit H The Dyeworks
Albert Street
Lockwood
Huddersfield HD1 3RE**

**Rent £27,000
per annum**



MODERN HIGH QUALITY INDUSTRIAL UNIT

278.2m² (2,995ft²)

- Positioned on a secure site with automated gates and monitored CCTV.
- Drive-in loading access, 6.1m internal eaves height and benefiting from solar PV.
- Other occupiers on the site include Screwfix, GAP and CTS Ironmongery.
- Suitable for trade counter and other light industrial uses.

DESCRIPTION

The property comprises a modern single storey industrial unit extending to 278.2m² (2,995ft²). It is constructed to a high specification with steel portal frame and profile steel sheeting to external walls and roof.

The unit benefits from having 6.1m to the eaves and provides ground and first floor offices with a partitioned meeting room/showroom to the rear.

The unit is positioned on a modern estate which has a 500mb fibre broadband, automated security gates and CCTV.

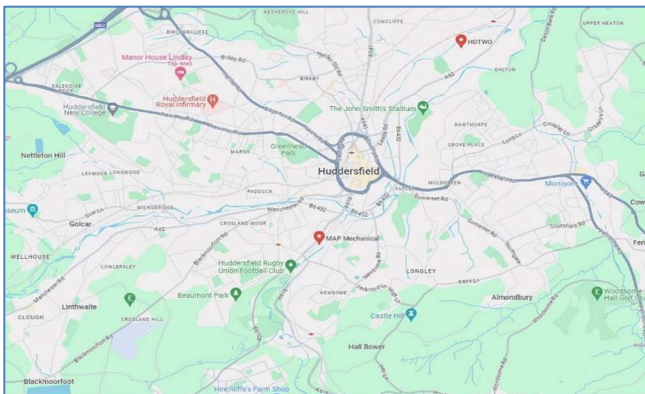
The unit is positioned to the entrance of the Estate in a prominent location fronting Albert Street and benefiting from a good level of passing vehicular traffic.

It is suitable for a wide range of industrial or trade counter uses, subject to the occupier's requirements.

LOCATION

The property is positioned along Albert Street, approximately 2.5 miles to the south of Huddersfield town centre. This is a popular industrial location with good access to Junctions 23 & 23 of the M62 motorway network and Junction 31 of the M1.

This is a well established industrial location with other occupiers Screwfix, GAP and CTS Ironmongery and nearby businesses including Magnet, Wolseley Plumb and Parts and Howdens.



ACCOMMODATION

GROUND FLOOR

Warehouse	161.73m ² (1,741ft ²)
Office with	
Kitchen, Entrance Lobby and WC	39.82m ² (429ft ²)
Meeting Room/Showroom	39.04m ² (420ft ²)

Total Ground Floor 240.59m² (2,590ft²)

FIRST FLOOR

Open plan office	37.61m ² (405ft ²)
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TOTAL ACCOMMODATION 278.20m² (2,995ft²)

OUTSIDE

The property has access across a shared loading area and designated car parking for 3 cars. The Estate is secured by an automated entrance gate and perimeter fencing. There is ample on street car parking nearby.

RENT

£27,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£18,750

Uniform Business Rate of 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

LEASE TERMS

The property is offered by way of a new lease for a term of 3 years on effective full repairing and insuring terms.

SERVICE CHARGE

The landlord will insure the building and maintain the exterior of the building and yard and recharge a proportion of these costs to the tenant by way of a service charge.

LEGAL COSTS

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

VAT

VAT will be charged as applicable.

EPC ASSET RATING: A

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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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