

**Unit 5 Railway Sawmills  
Burbeary Road,  
Lockwood  
Huddersfield HD1 3UN**

**Rent  
£800 Per  
Calender  
Month**



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## OFFICE/WORKSPACE ACCOMMODATION

**86.21m<sup>2</sup> (928ft<sup>2</sup>)**

- With modern specification lighting, data cabling and central heating
- Ideal starter unit within 2 miles of Huddersfield town centre positioned off the B6108 in Lockwood
- External security shutter to ground floor entrance door

## DESCRIPTION

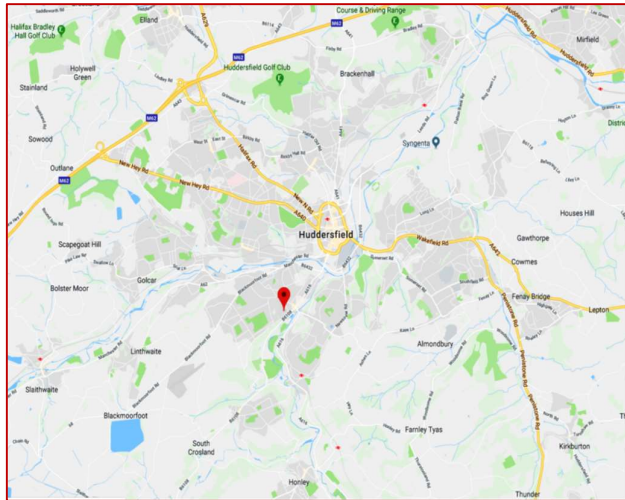
The property provides two storey accommodation which is ideal as a starter unit providing office and workspace over 2 levels. The accommodation is finished to a good modern standard with modern specification lighting, central heating and data cabling, as a PVCu double entrance door and external security shutter.

The property has the benefit of on-site car parking to the front and is available under a flexible lease, subject to negotiation.

The unit is positioned within a shared yard which has a secure gated entrance.

## LOCATION

The property is well located within 2 miles of Huddersfield town centre in the district of Lockwood in a well-established industrial and commercial location. It is accessible for Huddersfield town centre and provides easy access to all areas along the Holme and Colne Valleys.



## ACCOMMODATION

GROUND FLOOR  
Office Suite 43.52m<sup>2</sup> (468ft<sup>2</sup>)

FIRST FLOOR  
Offices 42.73m<sup>2</sup> (460ft<sup>2</sup>)  
Kitchenette

OUTSIDE  
2 Car parking spaces to the front of the unit.

RENT  
£800 pcm (£9,600 per annum) exclusive

RATEABLE VALUE & UNIFORM BUSINESS RATE  
£4,800

This will be charged back by the local Rating Office at the Uniform Business Rate of 49.9p (2024/25). It is recommended that the ingoing 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](http://www.voa.gov.uk)

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.

George Aspinall  
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Jonathan J Wilson BSc(Hons) MRICS  
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LEASE TERMS  
The property is offered by way of a new lease for a term to be negotiated to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. Immediate occupation is available, with the Landlord providing a lease to prospective occupiers immediately upon having agreed terms.

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

VAT  
VAT is chargeable on the rent.

EPC ASSET RATING: B

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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 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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