

**Yard at  
George Street  
Milnsbridge  
Huddersfield HD3 4ND**

**Rent :  
£15,000  
per annum**



## **BUILDERS/STORAGE YARD**

**605m<sup>2</sup> (724 yds<sup>2</sup>)**

- Popular industrial location
- Securely fenced
- Within 3 miles of Huddersfield town centre

## DESCRIPTION

The yard extends to 724 yds<sup>2</sup> and is positioned along George Street in a popular industrial location on the outskirts of Milnsbridge approximately 3 miles from Huddersfield town centre.

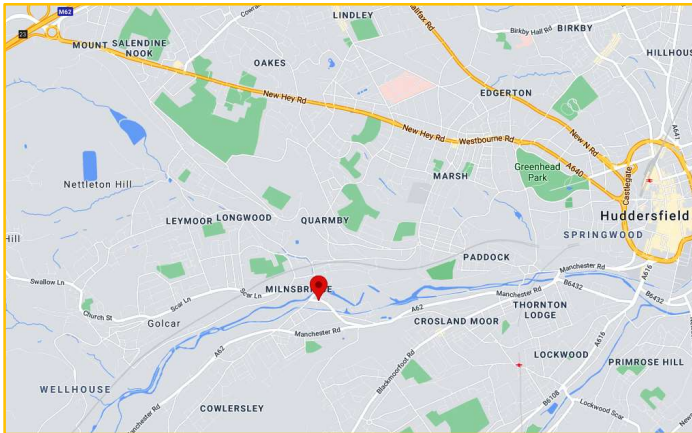
The yard is secured by a palisade fence to front and side boundaries, has a gated entrance and would suit use for external storage or as a builders/contractors yard, subject to the tenant's requirements.

## LOCATION

The yard is positioned towards the conclusion of George Street on the outskirts of Milnsbridge. George Street is a turning off Market Street which is the main road through Milnsbridge district centre.

It is approximately 3 miles from Huddersfield town centre which makes access to the Ring Road and Junction 23 & 24 of the M62 motorway network within relatively easy reach.

Milnsbridge forms part of the Colne Valley off the A62 Manchester Road which links Huddersfield with all areas along the Colne Valley and towards Greater Manchester.



## ACCOMMODATION

SITE 605m<sup>2</sup> (724 yds<sup>2</sup>)

## RENT

£15,000 per annum

## RATEABLE VALUE

To be advised.

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  
[george.aspinall@bramleys1.co.uk](mailto:george.aspinall@bramleys1.co.uk)

Sheraz Muhammad  
[sheraz.muhammad@bramleys1.co.uk](mailto:sheraz.muhammad@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.

## 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: N/A

# 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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