

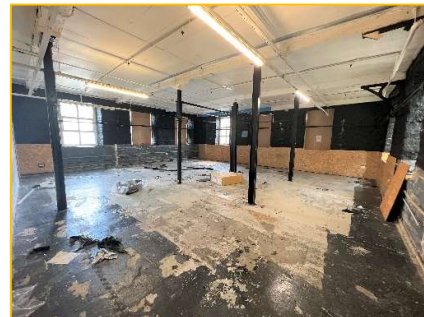
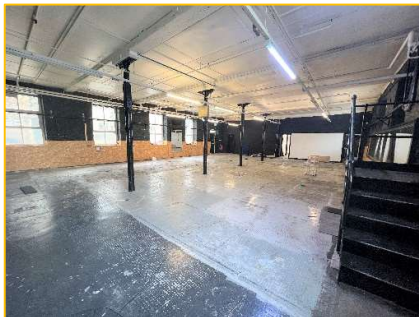
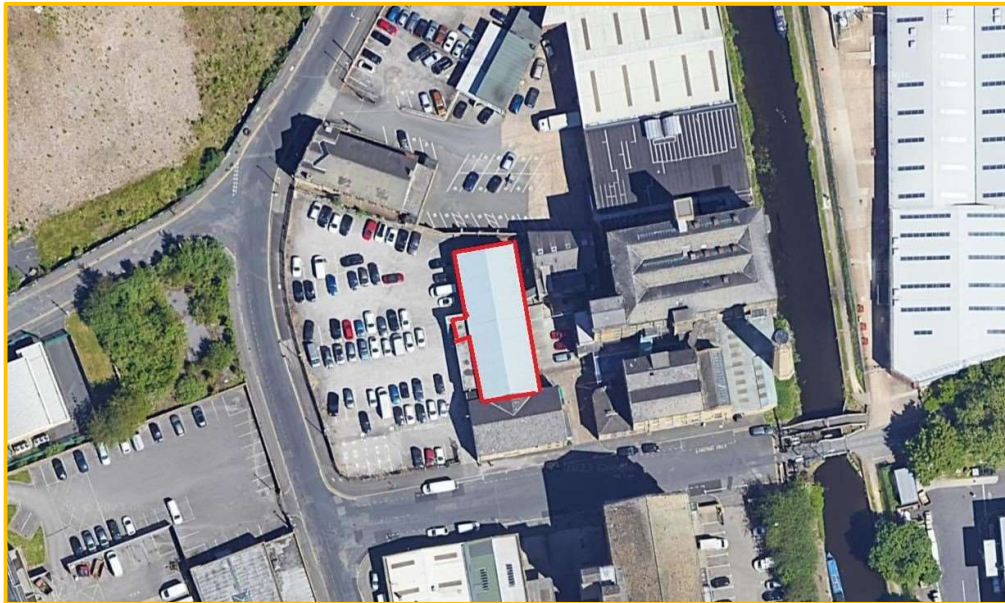
bramleys

COMMERCIAL

To Let

**Workshop Premises
Turnbridge Mills
Quay Street
Huddersfield HD1 6QX**

**Rent: £16,000
per annum**



GROUND FLOOR WORKSHOP PREMISES

349.14m² (3,758ft²)

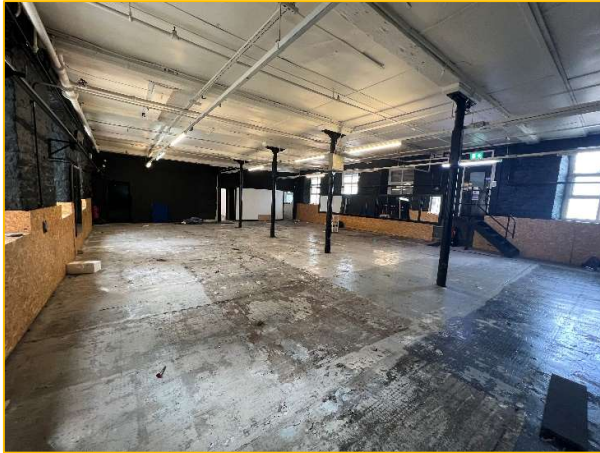
- Situated off the Ring Road to Huddersfield town centre
- Good access to the A62 Leeds Road and A642 Wakefield Road
- Available for immediate occupation
- Within walking distance of Huddersfield town centre

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DESCRIPTION

The property comprises ground floor workshop extending to 181.16m² (1,950ft²), including wash facilities and reception area. The premises are in an accessible position and in walking distance of the town centre and are available for immediate occupation on flexible lease terms. The property would suit a variety of users, subject to obtaining planning. The property benefits from having 3 on site car parking spaces, with additional spaces being subject to negotiations with the Landlord.

The property is situated on the outer edge of Huddersfield Ring Road to the rear of the Sainsburys supermarket, having good access to the A62 Leeds Road and A629 Wakefield Road, being two of the main arterial routes serving Huddersfield town centre.



ACCOMMODATION

GROUND FLOOR 349.14m² (3,758ft²)
Workshop
Reception area
WC Facilities

OUTSIDE

Up to 3 car parking spaces included within the lease. Additional spaces are available by separate negotiation.

RENT

£16,000 per annum

RATEABLE VALUE

£10,750

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 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

LEASE TERMS

The property is offered by way of a new lease for a term of 12 months outside the security provisions of the Landlord and Tenant Act 1954.

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.

SERVICE CHARGE

A service charge will be levied to include utilities and buildings insurance.

VIEWING

Contact the Agents.

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

George Aspinall
george.aspinall@bramleys1.co.uk

LEGAL COSTS

The incoming Tenant will be responsible for the reasonable legal costs of the Landlord.

VAT

VAT will be charged on the property or rent.

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 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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