

FOR SALE **DUE TO RELOCATION**  
GOOD QUALITY INDUSTRIAL  
PREMISES

**Eddisons**

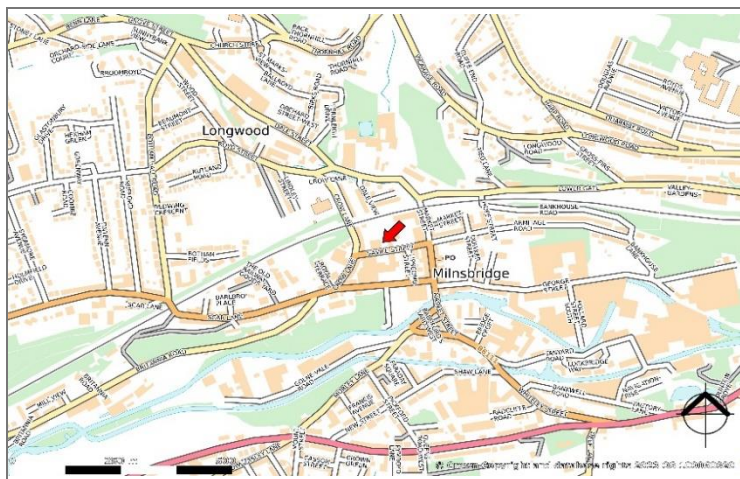


**SAVILE STREET, MILNSBRIDGE, HUDDERSFIELD, HD3 4PG**

**PRICE ON APPLICATION**

- Rare industrial opportunity.
- Well located for motorway access/distribution.
- Prominent industrial unit.

**AVAILABLE SPACE**  
527.41m<sup>2</sup> (5,677sq ft)



## LOCATION

The premises are prominently located on Savile Street in Milnsbridge being approximately 2 miles from Huddersfield town centre and approximately 2 miles from the M62 motorway and therefore well connected for the surrounding area and motorway network.

The surrounding area is a mix of commercial and residential occupiers.

## DESCRIPTION

The property consists of a single storey, part brick, part metal clad industrial unit under a dual pitched metal decking roof. The unit benefits from drive in roller shutter access and concrete flooring throughout.

Internally the units consist of two bays of food production/workshops and cold stores with offices and staff facilities partitioned out. In addition is a useful basement for further storage.

UNIT	M <sup>2</sup>	SQ FT
Bay 1	239.88	2,582
Bay 2	215.16	2,316
Basement	72.37	779
<b>Total approx. GIA</b>	<b>527.41</b>	<b>5,677</b>

Externally the property benefits from on street loading and parking.



## RATEABLE VALUE

Description / Factory and Premises

Rateable value / £14,750

## EPC

The property has an Energy Performance Asset rating of E. Further information is available on request.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

The property is for sale with vacant possession.

Price on application.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

By prior arrangement with the agents:

Eddisons  
 Tel / 01274 734101  
 Email / matthew.jennings@eddisons.com  
 Email / harvey.bland@eddisons.com

**SUBJECT TO CONTRACT**  
 FILE REF / 731.4436A (172550)

For more information, visit [eddisons.com](http://eddisons.com)  
 T: 01274 734 101

**Eddisons**

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