

TO LET/MAY SELL **DUE TO RELOCATION**
QUALITY INDUSTRIAL/OFFICE
BLOCK WITH EXTENSIVE YARD/
PARKING

Eddisons



SIGNAL HOUSE, 482 BLACKMOORFOOT ROAD,
CROSLAND MOOR, HUDDERSFIELD, HD4 5NS

RENTAL/PRICE ON APPLICATION

- High quality detached industrial block and office block.
- Extensive parking/yard/turning circle.
- Potential for further development – STP.
- Rare freehold opportunity.

AVAILABLE SPACE

1,186.00m² (12,766sq ft)

On an overall site of approximately
0.42 Ha (1.04 acres)



LOCATION

The property is predominantly located on Blackmoorfoot Road within the Crosland Moor district of Huddersfield. Huddersfield town centre is approximately 2½ miles south west and Junction 24 of the M62 motorway is approximately 5¾ miles south.

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

DESCRIPTION

The premises comprise of a detached industrial building and a detached office block on an extensive site.

The office comprises of a two storey stone built block providing office accommodation as well as display and stores area. The office benefits from double glazed windows with roller shutter security, carpeted flooring, air conditioning, open plan and private office suites as well as WC and staff facilities.

In addition is a steel framed part stone part metal clad industrial premises benefitting from concrete flooring, drive through roller shutter accesses, mezzanine office and an eaves height of approximately 4.7m. Both office and industrial premises also benefit from modern alarms and CCTV throughout.

UNIT	M ²	SQ FT
Units 1-4 - Industrial	457.64	4,926
Mezzanine	56.58	609
Two storey office building	671.78	7,231
Total approx. GIA	1,186.00	12,766

Externally, the property provides a generous site area with a large tarmac surfaced yard and car parking area and two vehicular points of access onto Blackmoorfoot Road. Further parking is also available at the rear of the office block.

RATEABLE VALUE

Description / Offices, Warehouse and Premises

Rateable value / £75,000

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available to let on a new full repairing and insuring basis on terms to be agreed.

Alternatively, our client could consider the sale of the freehold with full vacant possession.

Rental/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
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SUBJECT TO CONTRACT
FILE REF / 731.4523A (1210408)

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