



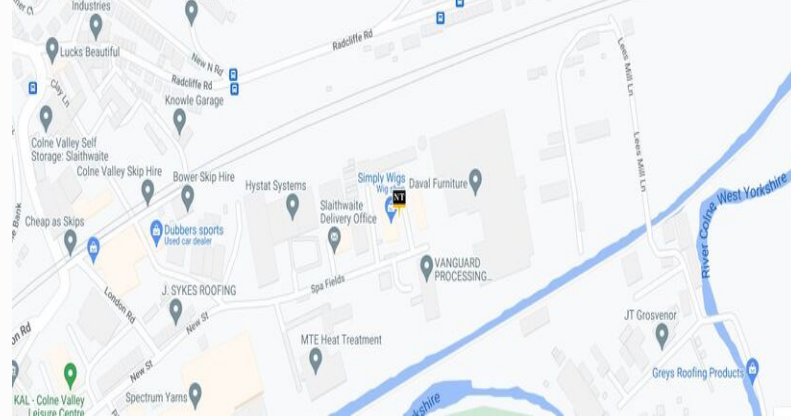
TO LET

SPA FIELDS INDUSTRIAL ESTATE

New Street, Slaithwaite, Huddersfield, HD7 5BB



- Popular business location
- Excellent transport links
- J23 of the M62 only 10 minutes drive away
- Secure fenced site with gated access
- Large forecourt with ample parking and circulation space
- Huddersfield town center 5 miles away



TRAVEL DISTANCE

	Miles	Mins	Transport
Huddersfield	5	21	Car
Leeds	23	36	Car
Manchester	29	53	Car
Bradford	17	34	Car

Source: theAA.com

SPA FIELDS INDUSTRIAL ESTATE

NEW STREET, SLAITHWAITE, HUDDERSFIELD



DESCRIPTION

Spa Fields Industrial Estate is split into 16 modern units within three terraced blocks. Totalling 14,475 sq ft the estate offers a range of single storey workshop units and industrial / trade counter units from 495 to 2,002 sq ft. Units can be combined to create a larger floor space subject to availability. The units are easily accessed from the spacious tarmac forecourt, which provides good circulation space and ample car parking. Each unit has an up and over loading door with separate pedestrian access door and benefits from being within a fully fenced site with 24 hour access.

SPECIFICATION

- Fully fenced site
- Reinforced concrete floors
- Steel frame construction with attractive stone effect work
- Up and over loading doors with separate personnel entrance

EPC

Copies of individual certificates available on request.

LOCATION

Spa Fields Industrial Estate is situated in a popular business location in Slaithwaite, on the outskirts of Huddersfield. Slaithwaite is a village within the Metropolitan Borough of Kirklees in West Yorkshire, lying in the Colne Valley approximately 5 miles southwest of Huddersfield. The estate is accessed off New Street which leads to the A62 which provides a direct link to Huddersfield town centre. The estate benefits from excellent transport links with the M62 situated to the north linking Leeds and Manchester. Junction 23 of the M62 is only 10 minutes drive away. The estate also offers a range of good local amenities, with the village centre only 8 minutes walk away, providing a range of shops.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING / FURTHER INFO

Please contact us regarding availability and to arrange a viewing.



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