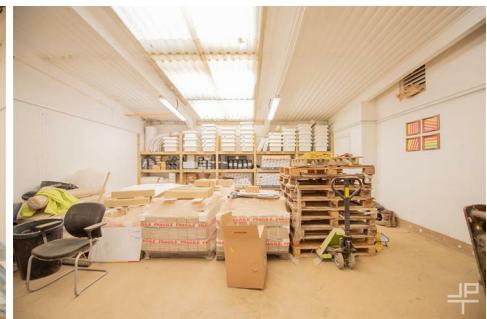




JONES POTTS TAYLOR



Unit C/D Ruth Street, Newsome, Huddersfield, HD4 6JF

JonesPottsTaylor are pleased to present TO LET these TWO separate COMMERCIAL light industrial units, within the Newsome Mill Complex, approximately 1 mile to the south of Huddersfield Town centre. These units benefit from having the flexibility to be joined as one single unit.

UNIT C - 1557 sqft - £11,000PA

This ground floor premises comprises of entrance through a roller protected pedestrian door or a roller drive-in loading door, workshop / warehouse / office space including kitchen, segregated toilets, shower room. Car parking is on-street within the vicinity.

UNIT D - 1168 sqft - £9,000PA

This ground floor premises comprises of entrance through a roller protected pedestrian door, workshop / warehouse / office space including kitchen and W.C. Car parking is on-street within the vicinity.

UNIT C/D - 2726 sqft - £19,000PA

Both these ground floor units combined

These units would suit a wide range of businesses including offices, stores, light manufacturing, showroom space and more. (subject to individual requirements and relevant planning consent)

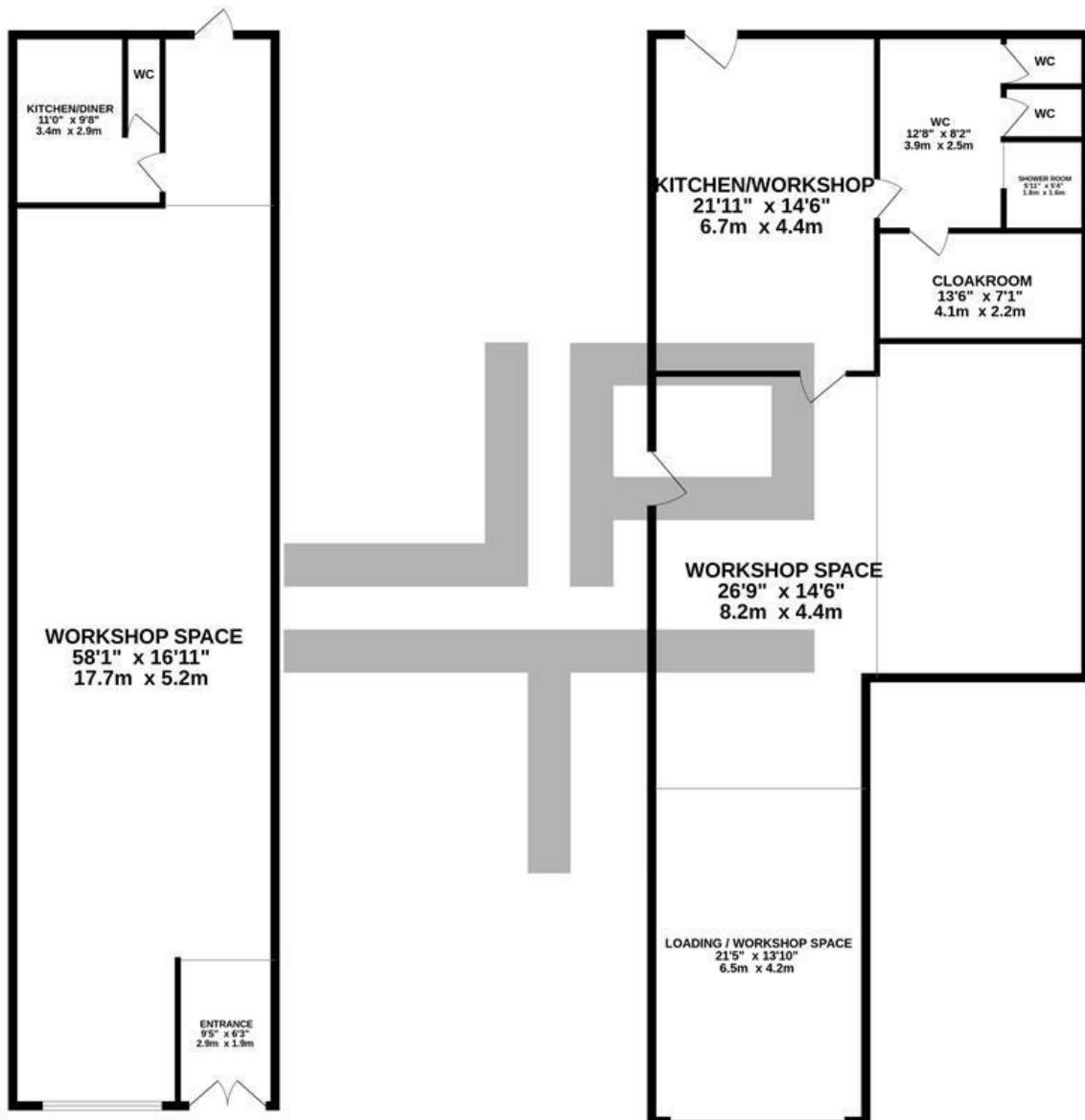
Viewings are highly recommended and will be required and under a viewing schedule.

- Light Industrial Units
- Versatile Options On Unit Space Available
- One Mile Proximity To Huddersfield Town Centre
- Roller Protected Pedestrian Door & Roller Drive-in Loading Door
- Access From Both Front & Rear
- Commercial 3 Phase Electricity - 100 Amp Supply

£1,583 PCM

UNIT D
1168 sq.ft. (108.6 sq.m.) approx.

UNIT C
1557 sq.ft. (144.7 sq.m.) approx.



TOTAL FLOOR AREA : 2726 sq.ft. (253.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |