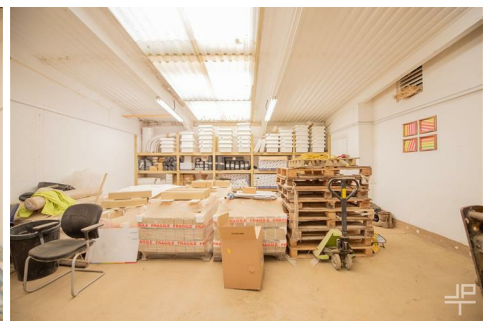
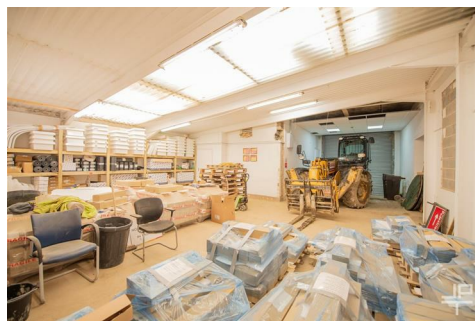




JONES POTTS TAYLOR



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

JonesPottsTaylor are pleased to present TO LET this COMMERCIAL light industrial units, within the Newsome Mill Complex, approximately 1 mile to the south of Huddersfield Town centre. 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 / dining area, board room, directors office, segregated toilets and shower room. Car parking is on-street within the vicinity.

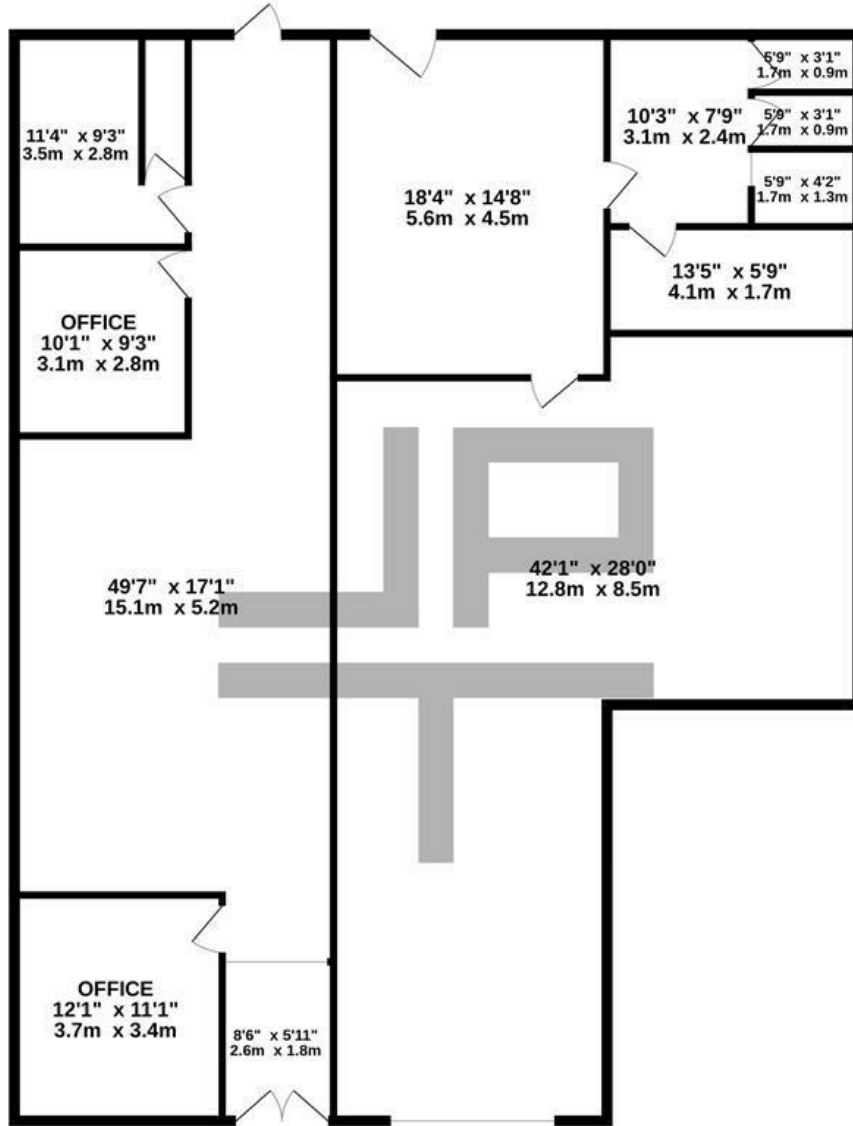
These units would suit a wide range of businesses including offices, stores, light manufacturing, showroom space and more. (subject to individual requirements and relevant planning consent)

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

- Unit C - £15000PA
- Light Industrial Units With Offices & Kitchen / Dining
- One Mile Proximity To Huddersfield Town Centre
- Drive-in Loading Door & Roller Shutter Doors
- Commercial 3 Phase Electricity
- On Street Parking Available

£1,250 PCM

GROUND FLOOR
2319 sq.ft. (215.4 sq.m.) approx.



COMMERCIAL UNIT

TOTAL FLOOR AREA : 2319 sq.ft. (215.4 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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	