



TO LET

STORAGE/WORKSHOP PREMISES

Unit B, Willow Lane, Huddersfield HD1 6EB

7,582 sq ft (704.38 sq m)

ON 0.57 ACRES (0.23 HA)



Fittings and items not included.

Location

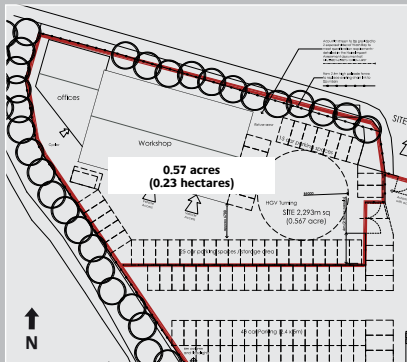
Huddersfield is a large Market and University Town located in West Yorkshire, with a population of approximately 163,000. The town is very well positioned, nestled amongst the major cities and towns of the West Midlands to include, Barnsley, Bradford, Doncaster, Halifax, Leeds, Manchester, Rochdale, Sheffield and Wakefield. With the use of excellent road networks including the A1, M1 and M62, all are located within just over an hours travel time.

	Mins	Miles
Barnsley (via A637)	40	18.2
Bradford (via M606)	27	12.7
Doncaster (M1 & M62)	64	47.1
Halifax (via A629)	20	8.1
Leeds (via M62)	29	17.8
Manchester (via M62)	50	29.5
Rochdale (via M62)	27	18.3
Sheffield (via M1)	59	31
Wakefield (via A642)	35	14.2

Willow Lane is located within 0.5 miles of the town centre and is situated within only 3 miles of Junction 24 of the M62 to the north, via the Halifax Old Road. The town's Ring road is also within easy access via the A641 or Saint Johns Road.

Description

The unit is a detached steel framed building with brick and blockwork walls, predominantly clad in modern profiled metal sheeting, under a metal profile sheet roof incorporating translucent panels. The unit comprises mainly a storage/workshop area, with some single storey purpose built offices, kitchenette and WCs. The offices have carpet tiled concrete floors, suspended ceilings with recessed Category II lighting, a gas central heating system and can be accessed via a main entrance door, separate from the workshop area.



The column free workshop area is fitted with radiant heating, halogen and sodium lighting. It has 3 roller shutter doors, the two largest being 4.30m x 5.09 m in height. The maximum clear height is 6.32m, with 4.34m to the eaves.

The building sits within its own secure self-contained site, benefitting from having its own parking and yard area. The premises of unit B forms part of a larger site occupied by a Perrys Distribution Centre, and is accessed via the main site entrance from Willow Lane. Vehicle movements within the yard of Unit B may be limited to vehicles smaller than an articulated vehicle, for which there is a shared turning point and access road within the main site to allow for off-loading on site.

Tenure

Leasehold.

Terms

A new FRI lease for a term to be agreed, with a rent of £45,500 per annum exclusive of VAT and outgoing.

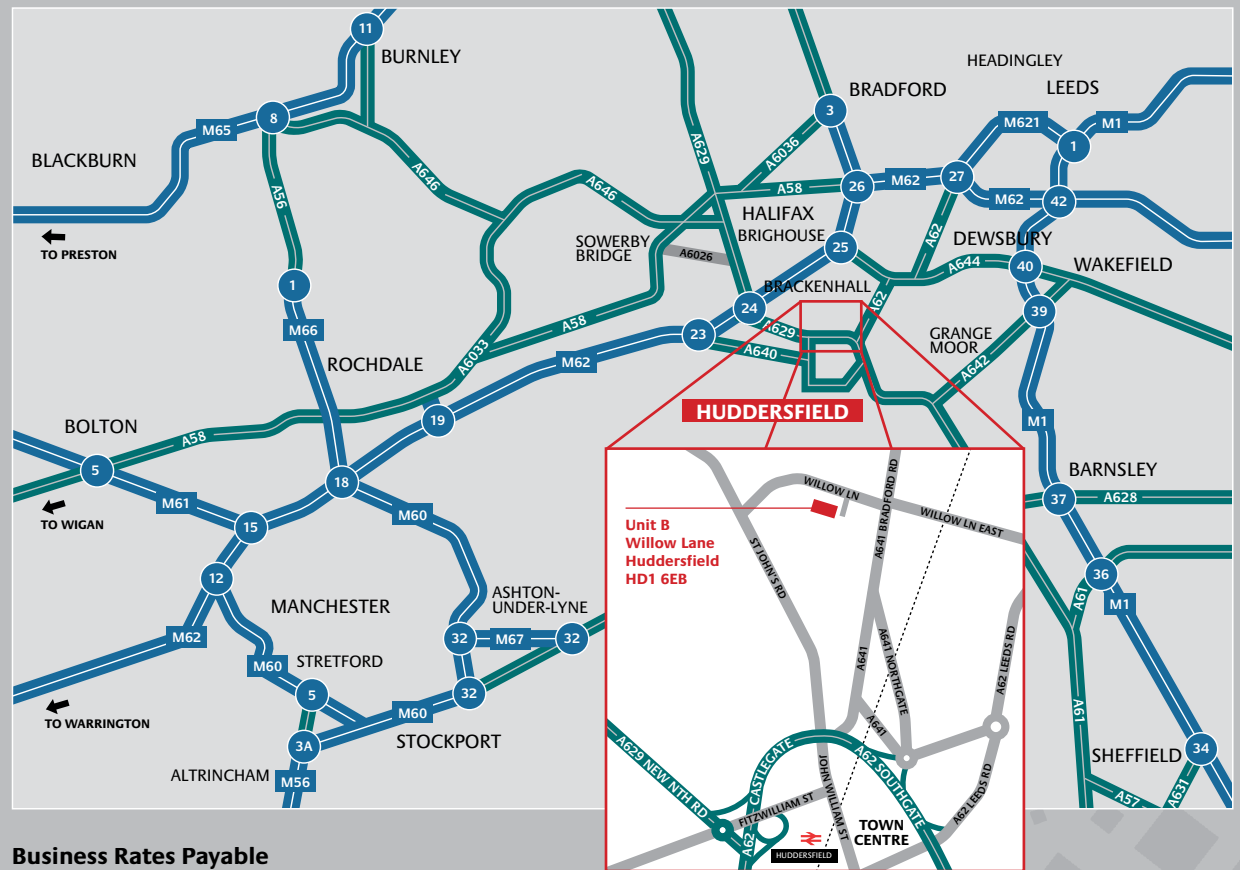
Estate Charge

There will be a nominal charge for the upkeep and maintenance of the main site entrance and access road.

Accommodation

Gross Internal Areas	SQ FT	SQ M
Workshop	5,906	548.70
Stores	684	63.5
Offices & Ancillary	732	68.02
Kitchenette & WCs	260	24.16
TOTAL GIA	7,582	704.38

Site Area: 0.57 acres (0.23 hectares)



Business Rates Payable

The site will have to be re-assessed by Kirklees Council, who can be contacted on 01484 414 941.

Town Planning Authority

The property is located within the jurisdiction of Kirklees Council.

Permitted Use

Vehicle Workshop (B2), Warehouse (B8) and external vehicle storage. It is the responsibility of the occupier to confirm the permitted uses satisfy their business requirements.

Energy Performance Rating

C-69.

VAT

The property has been elected for VAT.

Important Notice: Automotive Property Consultancy Ltd and Walker Singleton for themselves and for the vendors of this property, whose agents they are, give notice that:- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as the correctness to each of them. No person in the employment of Automotive Property Consultancy Ltd or Walker Singleton has any authority to give any representations or warranty whatever in relation to this property on behalf of Automotive Property Consultancy Ltd, nor enter into any contract on behalf of the Vendor. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let, or withdrawn. **July 2020.**

For more information please contact:



making property work for business

0203 588 7200

Bill Bexson

M: 07831 827442

E: bbexson@automotive-property.com

Alice Bennett

M: 07557 519277

E: abennett@automotive-property.com

**100 Pall Mall, St James
London SW1Y 5NQ**

Walker Singleton
Chartered Surveyors

Ross Thornton

T: 01422 430000

E: ross.thornton@walkersingleton.co.uk