

SUPERB DETACHED INDUSTRIAL/WAREHOUSE PREMISES

TO LET



**UNITS 5 & 6, BRIDGE BUSINESS PARK, COLNE BRIDGE ROAD,
HUDDERSFIELD, HD5 0RH**

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Eddisons

Units 5 & 6, Bridge Business Park, Colne Bridge Road

Huddersfield, HD5 0RH



Tenure

To Let



Property Type

Industrial



Rental

Upon application



Size

580.64 sq m (6,250 sq ft)
Plus mezzanine/stores



Location

Huddersfield, HD5 0RH



Property ID

731.4610a (1228618)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The property comprises a superb modern detached industrial/warehouse unit being single storey steel framed under a pitched profiled metal sheet clad roof incorporating roof lights. The walls are profiled metal sheet and brick clad.

The premises benefit from solid concrete flooring throughout, two drive in roller shutter doors, an eaves height of c6.7m and partitioned out offices and WC facilities.

Externally the unit benefits from good yard and car parking within a fully secured and gated estate.

Area	m ²	ft ²
Warehouse	580.64	6,250
Mezzanine/stores	41.62	448
Total GIA	622.26	6,698

Energy Performance Certificate

Unit 5

The property has an Energy Performance Asset Rating of **B**.

Unit 6

The property has an Energy Performance Asset Rating of **B**.

Further information is available on request.

Services

We understand that mains water, electricity and drainage are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Workshop and Premises
Rateable value: £37,000

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental on application.

Service Charge

A service charge is be levied to cover the management, upkeep, maintenance and repair of all common parts of the development.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is excellently located in Bridge Business Park on Colne Bridge Road (B6118) just off Cooper Bridge Road/Leeds Road.

The premises are approximately 3½ miles from Huddersfield centre and less than 2 miles from Junction 25 of the M62 motorway providing superb access to the wider motorway network and surrounding areas.









