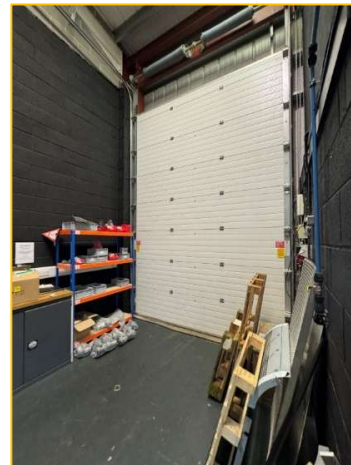
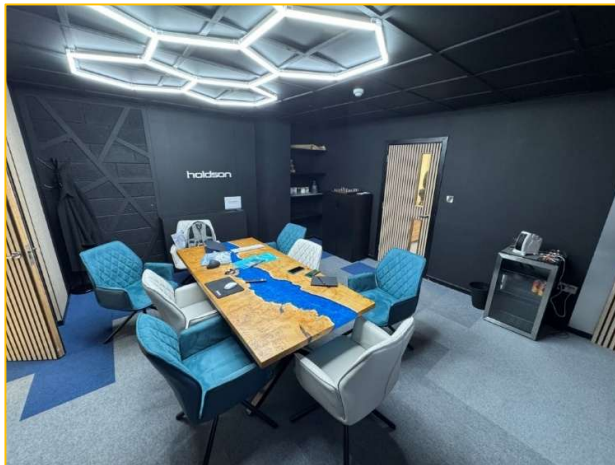


**Unit 6 Pennine Court
Standback Way
Skelmanthorpe
Huddersfield, HD8 9GA**

**Rent:
£14,400
per annum**



TWO STOREY INDUSTRIAL PREMISES

285.2m² (3,070ft²)

- Modern, steel portal framed industrial building with drive-in loading doors.
- Access across shared yard and on-site car parking with 2 dedicated parking bays
- Positioned in a popular location, 8 miles from Huddersfield and within 8 miles of Junction 38 of the M1 motorway

DESCRIPTION

The property comprises a modern Industrial building which is steel portal framed and provides workshop accommodation to the ground floor with modern specification offices to the first floor.

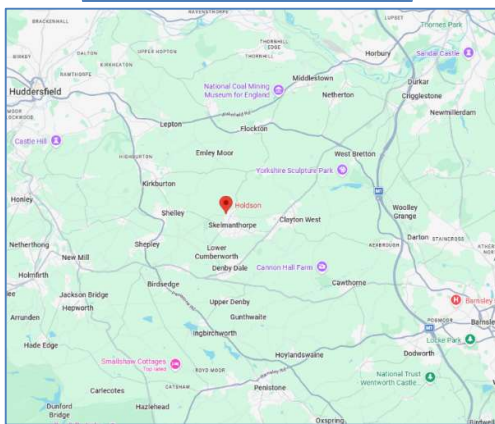
The property benefits from a single drive-in loading door within the front elevation and has all mains services, in addition to an air source heat pump.

The property is in a good condition and is available by way of a sub-lease for the remainder of the lease term which expires in December 2027.

The ground floor extends to 1,693ft² with office accommodation to the first floor. The accommodation has been subdivided by the current occupier, however this could be altered subject to prior agreement with the landlord.

LOCATION

The property is positioned at the end of Standback Way forming part of the Skelmanthorpe Technology Park on the edge of Skelmanthorpe Village. This is a popular location for industrial occupiers being 8 miles from Huddersfield, 11 miles from Wakefield and being accessible for the M1 motorway at junctions 38 & 39.



ACCOMMODATION

GROUND FLOOR

Workshop accommodation 157.24m² (1,692ft²)
With demountable partitioned laboratories

FIRST FLOOR

General office, private office
Board room, lobby, WC and
Mezzanine store 127.96m² (1,378ft²)

Total 285.20m² (3,070ft²)

OUTSIDE

The property benefits from on site car parking to the front of the property with 2 dedicated parking bays with loading access from the shared yard.

SERVICES – The property has the benefit of an under floor heating system which has the ability of cooling the premises also and is served by a heat pump although this is not currently connected. The building has 3 phase electricity and a mechanical ventilation system.

RENT

£14,400 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£10,000. Rising to £13,250 from 1 April 2026.

REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

LEASE TERMS

The property is offered by way of an assignment of an existing lease dated 14 November 2022 for a term expiring 30 November 2027. The passing rent is £14,400 per annum. There is the opportunity for a new lease to be granted at a rent and on terms to be negotiated directly with the landlord.

LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the head tenant.

VIEWING

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

VAT - VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: C (Valid until 9 October 2029).

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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