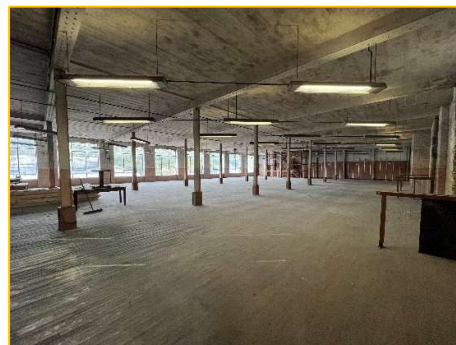


**Upper Floors Union Mills
Tanyard Road
Milnsbridge
Huddersfield HD3 4NB**

**From £12,000
per annum
exclusive**



WAREHOUSE ACCOMMODATION

From 717.36m² (7,721ft²) to 1,438.1m² (15,479ft²)

- Good yard and on site car parking
- Open plan industrial space
- Suitable for a wide range of industrial/leisure uses, subject to the occupier's requirements

DESCRIPTION

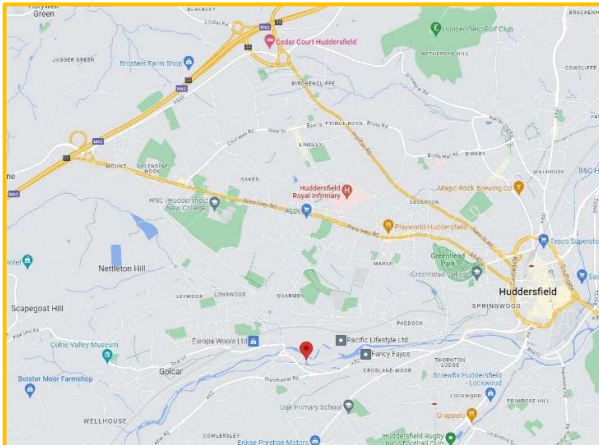
The property comprises 1st and 2nd floor warehouse accommodation which forms part of a larger industrial mix complex and has the benefit of a single loading door fronting Tanyard Road.

The property has access across a shared yard area immediately to the west of the property which also provides on-site car parking.

The accommodation is available immediately and can be configured to suit an interested party's requirements.

LOCATION

The units are positioned within the Union Mills complex on the outskirts of Milnsbridge approximately 2 miles from Huddersfield town centre. This location provides good access to the town centre in addition to having good access to all areas within the Colne Valley and to Junctions 23 and 24 of the M62 motorway network.



ACCOMMODATION

Upper Floors

Warehouse – 1 st Floor	717.36m ² (7,721ft ²)
Warehouse – 2 nd Floor	720.74m ² (7,758ft ²)

OUTSIDE

The accommodation has the benefit of a shared loading area and access to substantial car parking on site.

RENT

1st Floor - £15,000 per annum

2nd Floor - £12,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

To be assessed

Uniform Business Rate of 49.9p/54.6p/£ (2024/25).

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.

VIEWING

Contact the Agents.

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

George Aspinall
George.aspinall@bramleys.com

LEASE TERMS

The accommodation is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms. The tenant will be responsible to contribute towards the site service charge.

LEGAL COSTS

The incoming tenant will be responsible for the reasonable legal costs of the landlord.

VAT

VAT is chargeable on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: tbc

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 in situ 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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