

WAREHOUSE/WORKSHOP TO LET



Unit 1C, Denby Dale Industrial Estate, Wakefield Road,
Huddersfield, HD8 8QH

- 980 sq ft (91 sq m)
- Roller shutter door access
- Good parking available
- Works office to the rear
- Close to Denby Dale train station

DESCRIPTION

This is a modern single storey unit being constructed of reconstituted stone. The unit benefits from having a roller shutter door, concrete floor and a works office to the rear. Good car parking is available on the industrial estate.

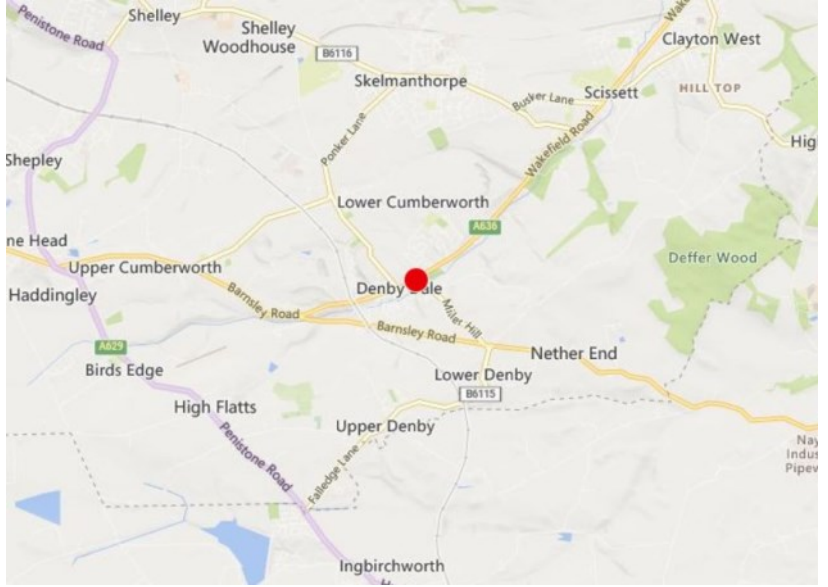
LOCATION

The industrial estate is located in Denby Dale on the main A636 just 7 miles from junction 39 of the M1 motorway. The A636 leads directly to the A629 which is the main Huddersfield to Sheffield Road. The complex is situated next to Denby Dale Railway Station, which is on the Penistone line.

ACCOMMODATION

Warehouse - 47ft 9in x 18ft = 860 sq ft

Rear Office - 8ft 10in x 13ft 9in = 120 sq ft



SUMMARY

RENTAL	£9,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£5,600
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-69

VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated July 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.