

# USEFUL STORAGE FACILITY TO LET

(Without Wc facilities & water)

**Vickers  
carnley**



15a Denby Dale Industrial Park, Wakefield Road  
Huddersfield, HD8 8QH



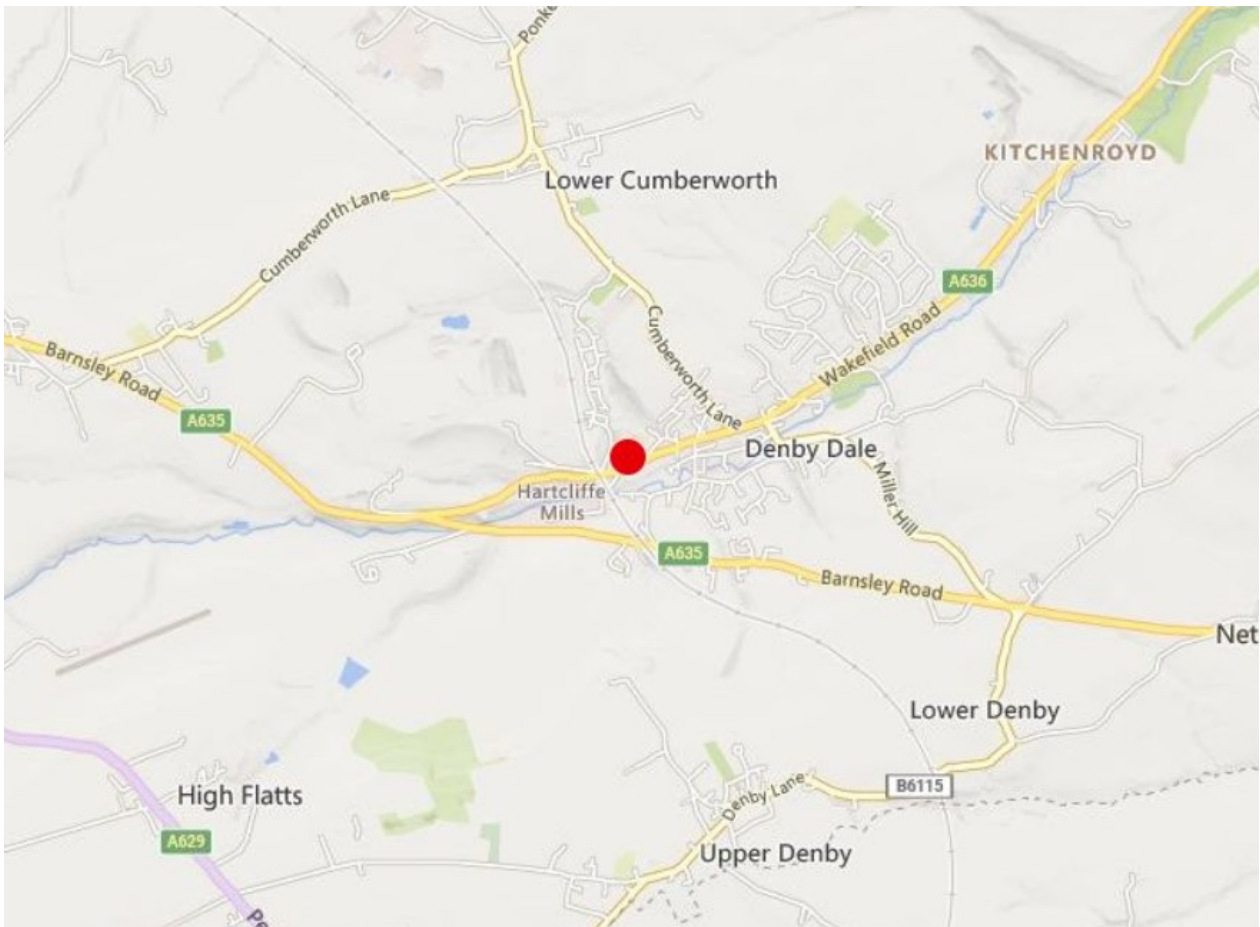
- GF - 478 sq ft
- Additional mezzanine storage - 224 sq ft
- Roller shutter door access
- Natural light
- Secure location

## DESCRIPTION

This is a very functional secure storage facility with additional mezzanine area. Access to the premises is via a roller shutter door. Interested parties should be aware that there are no Wc facilities within this unit.

## 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

GF - 33ft x 14ft 6in = 478 sq ft

FF - 14ft x 16ft = 224 sq ft

## SUMMARY

<b>SIZE</b>	478 sq ft (44 sq m)
<b>RENT</b>	£6,500 per annum
<b>LEASE</b>	Full Repairing and Insuring
<b>RATEABLE VALUE</b>	£3,100
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	Awaiting assessment.

## VIEWINGS & FURTHER ENQUIRIES



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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 of 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 created January 2025 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.