

WORKSHOP/WAREHOUSE TO LET



9a Horbury Bridge Mills, Horbury Bridge
Horbury, Wakefield, WF4 5RW

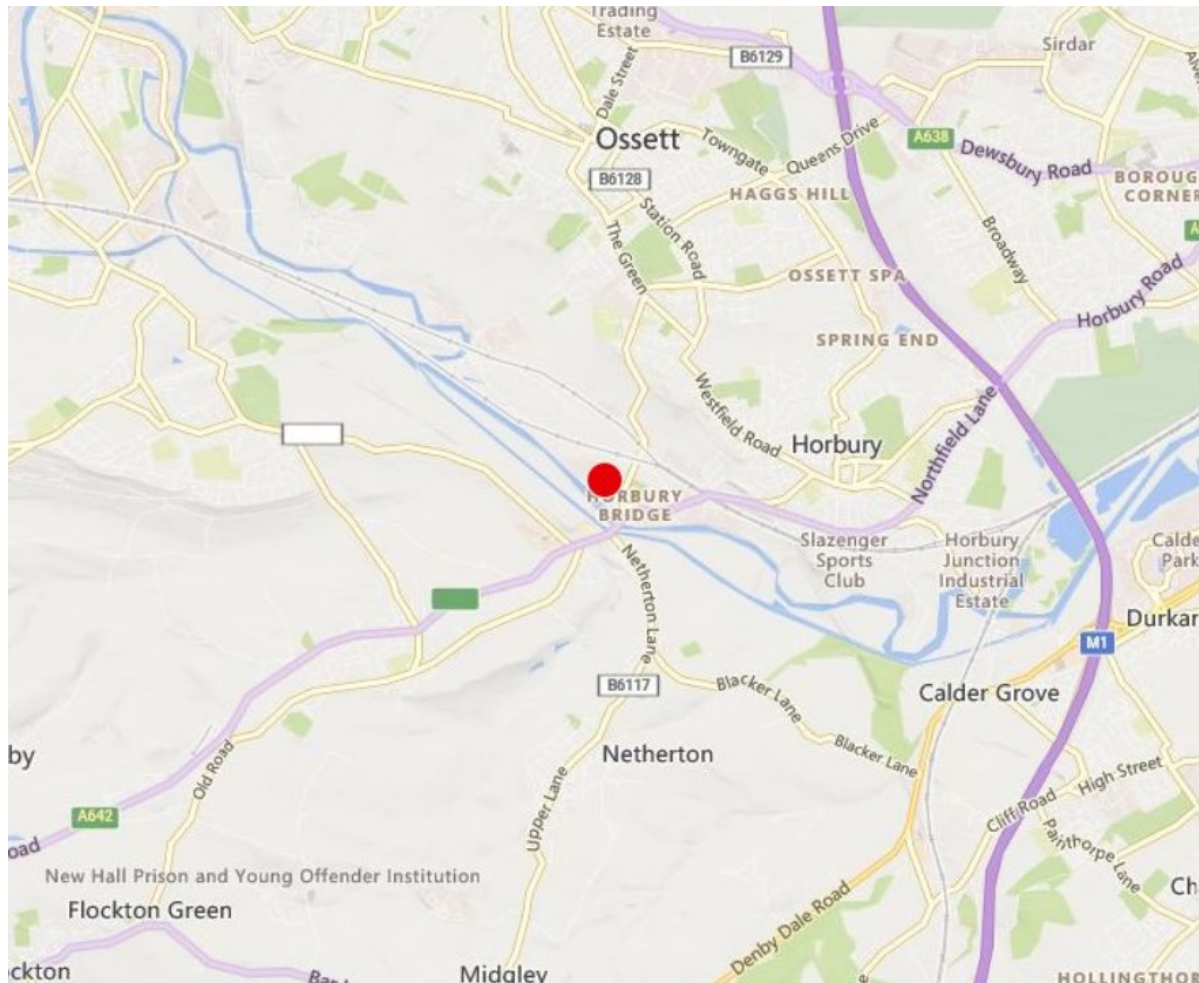
- 1,001 sq ft (93 sq m)
- Roller Shutter door access
- Situated in popular commercial hub
- Useful yard area
- Would suit a variety of uses
- Motorway network close by

DESCRIPTION

This is a rectangular workshop/warehouse property presented to a high standard and would therefore suit a variety of uses. Access to the unit is via a roller shutter door. Externally, there is a very useful yard area. Interested parties should be aware that additional space could be available if need be via a neighbouring unit.

LOCATION

The property forms part of the Horbury Bridge Mills complex which is to the rear of the Horbury Bridge cricket field and is a popular commercial hub. Being convenient for both Huddersfield and Wakefield and is just a short drive from the Motorway network.



ACCOMODATION

Total net area - 27ft 6in x 36ft 5in = 1,001 sq ft

SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	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	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.