

NEWLY REFURBISHED  
WORKSHOP/WAREHOUSE & OFFICES  
**TO LET**



Unit 7, Denby Dale Industrial Estate, Wakefield Road,  
Denby Dale, Huddersfield, HD8 8QH



- 3,275 sq ft (304 sq m)
- Newly refurbished
- Secure storage cage
- First floor offices
- Roller shutter door
- Shared car parking

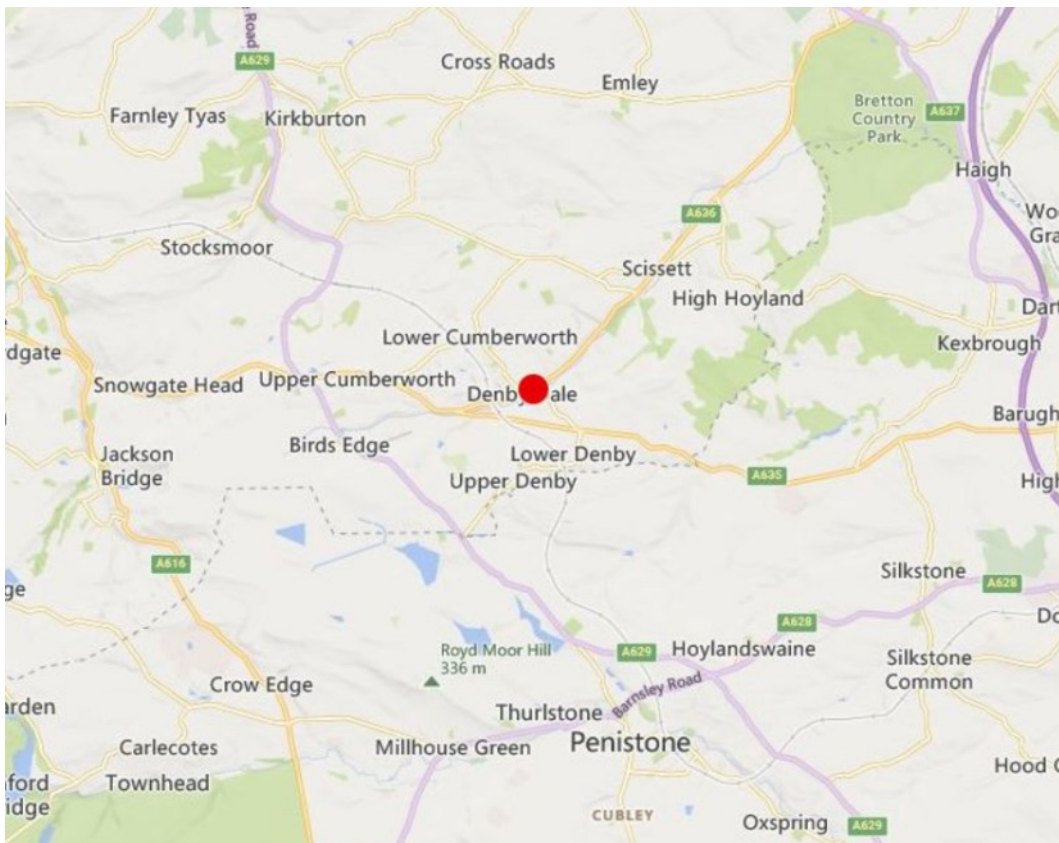
## DESCRIPTION

This is a recently refurbished warehouse property situated on this popular estate which now offer very functional warehouse and office space.

Access is via a 13ft roller shutter door which leads to an open warehouse/workshop area. To the rear there is a number of storage areas with offices above. Kitchen and Wc facilities are provided for.

## LOCATION

The property is situated in this extremely visible location fronting directly onto the A636, which leads onto the A629, the main Huddersfield to Sheffield Road.



## ACCOMODATION

Main warehouse - 59ft 4in x 35ft 6in

Rear warehouse - 36ft x 14ft 6in

Ground floor space = 2,500 sq ft

First floor stores & offices = 775 sq ft

**Total net internal area = 3,275 sq ft**

## SUMMARY

<b>RENT</b>	£25,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	£11,000
<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>	TBC

## 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 April 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.