

WAREHOUSE/WORKSHOP

TO LET



Unit 6, Denby Dale Industrial Estate, Wakefield Road,
Denby Dale, Huddersfield, HD8 8QH

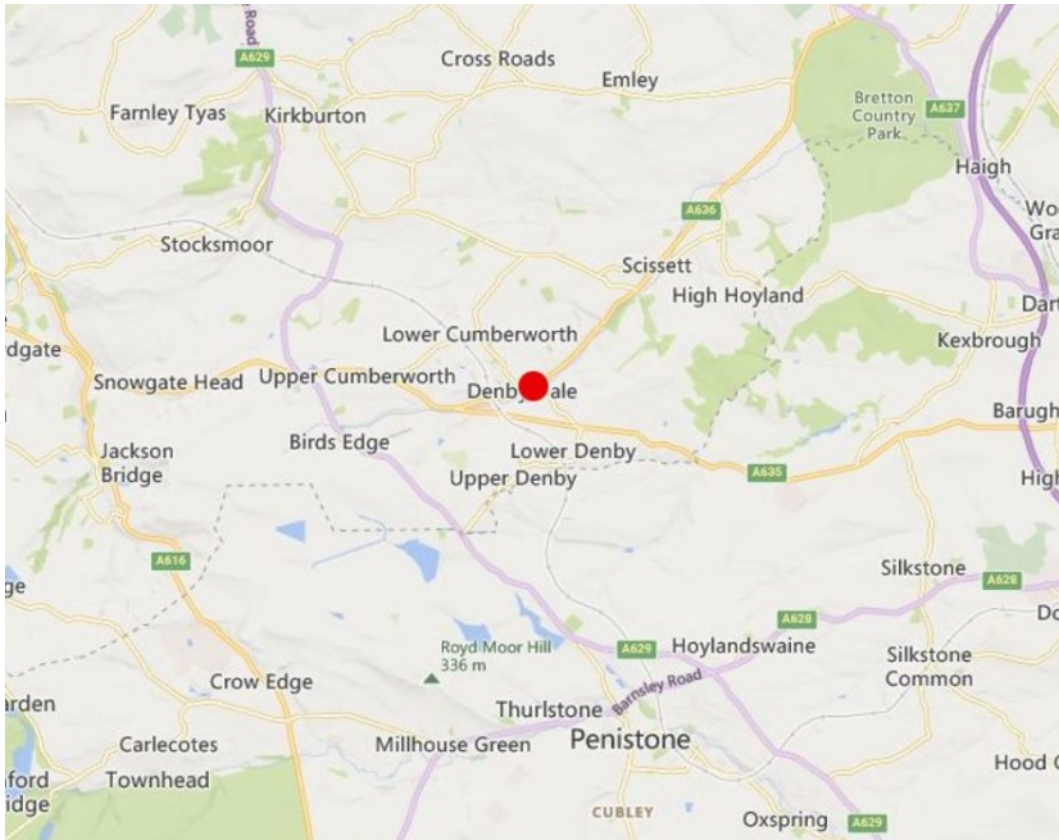
- 1,354 sq ft (126 sq m)
- Recently refurbished premises
- Additional secure rear storage
- Roller shutter door access
- Reception area with first floor office

DESCRIPTION

This is a surprisingly large workshop with a secure rear storage area. A ground floor reception area with first floor offices above allows for a private access with a roller shutter door into the warehouse.

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

Ground floor area - 1,214 sq ft
Plus Wc facilities

First floor office - 140 sq ft

Total net internal area = 1,354 sq ft

SUMMARY

RENT	£13,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£6,900
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	TBC

VIEWINGS & FURTHER ENQUIRIES

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
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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.