

# WAREHOUSE WITH OFFICES TO LET



Unit 3, Linfit Court, Colliers Way, Clayton West, HD8 9WL



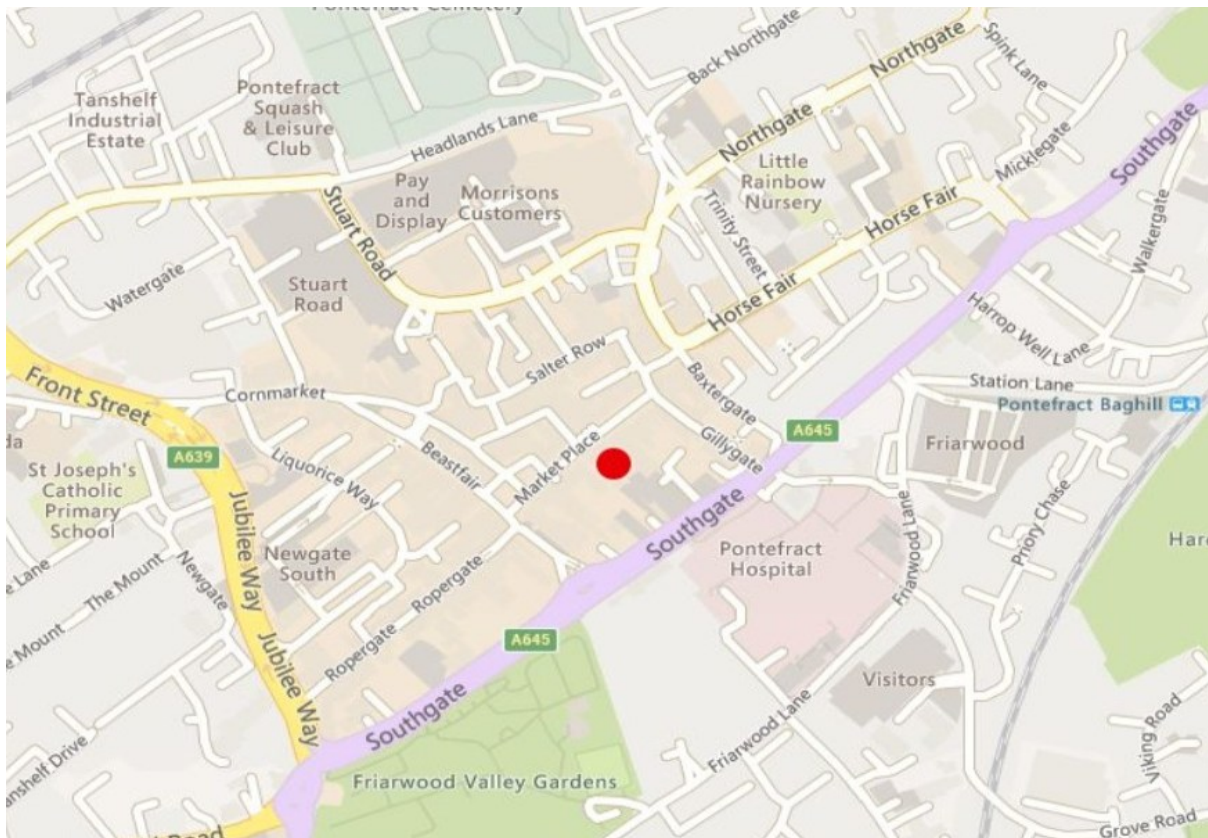
- 1,938 sq ft (180.04 sq m)
- 4 allocated parking spaces
- 17ft roller shutter door
- First floor office/work room
- Kitchen and Wc facilities
- Convenient for Junctions 39 & 38 of the M1 motorway

## DESCRIPTION

This is a well presented warehouse property with a first floor work room/office above. The property benefits from having roller shutter door access along with toilets and kitchen. In addition, the property benefits from 4 allocated car parking spaces.

## LOCATION

Situated on the popular business park being just a short drive from junctions 38 and 39 of the M1 motorway yet being convenient for the semi-rural areas of Clayton West and Skelmanthorpe. The park benefits from a sandwich shop. (postcode - HD8 9WL)



## ACCOMMODATION

Ground floor 15ft 2in x 30ft 5in (includes store, kitchen and Wc facilities)

Warehouse- 30ft 5in x 33ft 7in = 1,021 sq ft

First floor 15ft 3in x 20ft 2in = 307 Sq Ft

Office- 15ft 3in x 9ft 9in = 149 Sq Ft

**Gross internal area- 1,938 Sq Ft (180.04 Sq M)**



SUMMARY

RENT	£18,500 per annum
LEASE TERM	Full Repairing and Insuring Basis
SERVICE CHARGE	8% of the annual rental.
RATEABLE VALUE	£13,250
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority Kirklees Council.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	B-45

VIEWING & 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 prepared January 2026 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.