

To whom it may concern

May 2023

Subject to Contract

Dear Sirs

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**Warehouse/Manufacturing Facility with Investment Income
Part Turnbridge Mills, Off Leeds Road, Huddersfield, HD1 6QT**

Metcalf Commercial and our joint agent, Bramleys, have been instructed to seek initial expressions of interest from purchasers for an industrial warehouse/manufacturing facility to be sold with investment income and part vacant possession.

Further information can be supplied to interested parties and a site inspection can be arranged.

By way of a summary, the property comprises:

The property is situated on the edge of Huddersfield town centre, off the main Leeds Road (A62), the exceptionally busy Huddersfield/Leeds trunk road linking to J25 M62. The property is well positioned with access to Wakefield Road (A642) which links Huddersfield with the M1 motorway network with J38 and J39 (Denby Dale and West Bretton).

The property is in a well-established industrial area, being adjacent to the ring road. It is positioned immediately to the rear of former Sports Centre site, for which there are redevelopment plans to build a new campus for the University of Huddersfield, which the first phase is underway.

The property is approximately 3 miles from the M62 motorway access at Outlane, Ainley Top (J23 and J24) and approximately 4 miles from J25 (Brighouse). The M1, J38 and J39 is approximately 11 miles distant. The property therefore has good access throughout Lancashire and West Yorkshire and beyond.

The site extends to 1.03 acres (0.41 hectares), is broadly rectangular in shape and slopes north to south.

The property comprises an industrial unit, of two storey brickwork construction, beneath a shallow pitched insulated metal profile sheet roof, built as a warehouse/manufacturing facility, which provides accommodation over two floors, extending to approximately 36,680 ft² (3,407.65 m²) in total. Benefitting from 3 phase electricity and approximately 4m headroom to ground floor.

The property has loading to ground floor and first floors, and benefits from a large service yard to the front with access from Old Leeds Road.

The property is currently owned by the adjoining mill owner and held as an income producing investment. The first floor of the warehouse is currently occupied by two tenants, generating

an income of £44,461 per annum. To the front of the warehouse the car parking area is subject to monthly tenancies and generates a gross rental income of £28,800 per annum.

In addition, 29 Old Leeds Road (PZ Cars) extending to approximately 4,474 ft² and is subject to a single lease generating an income of £14,000 per annum exclusive.

Generating a total rental income in the region of £87,261 per annum exclusive.

The ground floor of the warehouse, which extends to approximately 18,340 ft² (1,704 m²) is currently vacant and presents the opportunity for a purchaser to acquire the property and occupy this area whilst generating an income from the remainder of the property.

Alternatively, the availability in the property presents an opportunity to lease the ground floor and create an entirely income producing investment or obtain vacant possession through the serving of relative notices to the varying tenants over a period to be able to obtain vacant possession to occupy the whole.

The occupiers of the first floor of the warehouse, do so under flexible tenancies which have the potential to be extended by negotiation.

The property is sold subject to the ongoing tenancy at 29 Old Leeds Road and the tenancies of the first floor of the warehouse, which could be varied, subject to negotiation prior to completion of the sale.

The sale is also subject to the services being disconnected and a new supply being installed which is independent of the remainder of Turnbridge Mills.

We understand that VAT will be payable on the purchase price.

Offers in the region of £1.75million, exclusive of VAT are sought.

Once you have had the opportunity of considering the points raised herein, should any additional information or clarification be required, please do not hesitate to contact me.

Viewings can be arranged on a strictly by appointment only basis.

I look forward to speaking to you further.

Yours faithfully



Jason R Metcalfe MRICS IRRV

RICS Registered Valuer

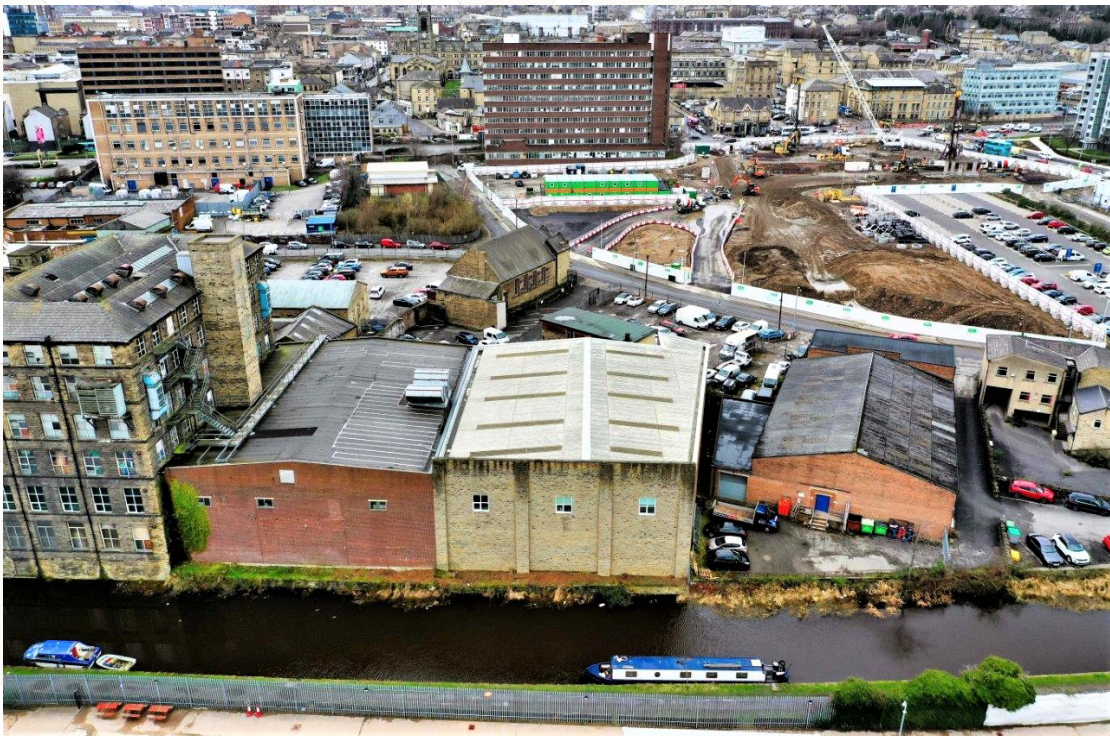
Director

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The Property



The property is delineated in red



The Property



The warehouse



The ground floor warehouse interior

Site Plan



The site is delineated in red for identification purposes only