

Units 2a, 2b & 3b Empress Works

Nile Street, Huddersfield, West Yorkshire, HD1 3LP



Size: 16,600 ft² (1,542.14 m²)

Rent: £110,000 per annum exclusive

**Suitable for vehicle
repair/manufacturing/warehouse uses**

- Manufacturing workshop unit with 3 phase power
- Service yard and car parking
- Located off St Thomas Road with good access to ring road
- Rateable Value: £37,500 RV
- EPC Rating: E(116)
- Sat Nav Postcode: HD1 3LP

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metcalfecommercial.co.uk



Planning

Falling within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.



Location

The property is located off St. Thomas' Road, at the junction of Nile Street with Graham Street in a predominantly industrial and commercial area, on the outskirts of Huddersfield town centre with ease of access to the ring-road and in turn to junctions 24 and 25 M62.

Description

The unit comprises Bays 2 and 3b of Empress Works, being a single storey industrial workshop/warehouse of part stone, part brickwork construction, beneath a pitched roof in 2 bays, with metal profile sheet cladding incorporating perspex roof lights, supported on light steel trusses.

Benefitting from concrete floor, roller shutter loading door with access onto Nile Street, and under truss height of approximately 4.11m (12ft).

Ground floor ancillary office, canteen and toilet facilities.

All mains services are available including high capacity 3 phase electricity supply.

Service yard with 20no. allocated car parking spaces.

The lease will be contracted-out of the provisions of sections 24 to 28 of the Landlord & Tenant Act 1954, Part II.

Accommodation

Floor	Description	Approx ft ² (m ²)
2a	Workshop/office/stores	7,797 ft ² (724.34 m ²)
2b	Workshop	4,319 ft ² (401.24 m ²)
3b	Workshop	4,239 ft ² (393.80 m ²)
3b	Offices	245 ft ² (22.76 m ²)
TOTAL		16,600 ft ² (1,542.14 m ²)

Terms

Leasehold: £110,000 per annum exclusive

Available on a new tenants full repairing and insuring lease, in increments of 3 or 5 years, with regular rent reviews, where applicable.

Rateable Value

Workshop and premises
£37,500 Rateable Value
The Uniform Business Rates for 2025/2026 is 55.5 pence in the £.

EPC Rating

The EPC rating for this property is: E (116)

VAT Status

VAT is payable on rent, service charge, and buildings insurance.

Legal Costs

The tenant is to pay the landlord's legal costs incurred.

Viewings

By prior appointment, contact:
Jason Metcalfe
Email: jason@metcalfecommercial.co.uk

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