

Unit 4 Bradley Mills Industrial Estate

Bradley Mills Road, Huddersfield, West Yorkshire, HD1 6PQ

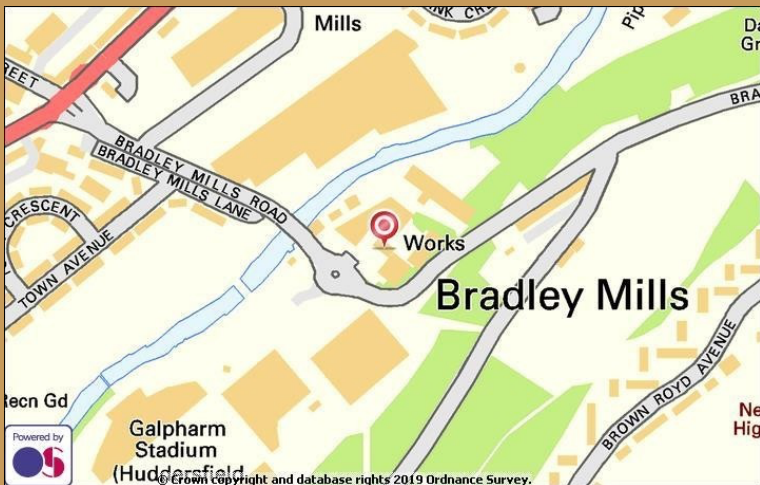


Size: 4,231 ft² (393.14 m²)

Rent: £25,000 per annum exclusive

Modern light industrial unit with two storey integral offices

- Modern light industrial unit with mezzanine
- Opposite John Smiths Stadium in a well-established trade counter operator area
- Leeds Road Corridor location providing good access to Junction 25 M62
- Rateable Value: £17,250 RV
- EPC Rating: D (100)
- Sat Nav Postcode: HD1 6PQ



Planning

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



Location

The property is located on the well-established Bradley Mills Industrial Estate which is situated directly opposite the John Smiths Stadium and being adjacent to Leeds Road Retail Park. Access to the property is available from Bradley Mills Road being off Leeds Road.

The Leeds Road Corridor is popular with trade counter and retail warehouse operators and provides access to junction 25 M62 via the A62 Trunk Road.

Description

The property comprises a single storey light industrial unit of steel portal frame construction with brick cladding, beneath a pitched and insulated cement asbestos sheet roof, incorporating perspex rooflights.

Internally, the works/warehouse benefits from an eaves height of approximately 4.90m (17 feet) a concrete floor, and a ground level roller shutter loading door of approximately 3.67m (12 feet) wide by 4.78m (15 feet) high. Two storey integral offices with toilet facilities, kitchenette, general office and meeting room. All mains services including 3 phase electricity, water and drainage (except for a gas supply). Allocated car parking and HGV circulation. Substantial mezzanine stores within including pallet gate.

Accommodation

Floor	Description	Approx ft ² (m ²)
Ground	Works/warehouse	2,048 ft ² (190.26 m ²)
Ground	Offices/toilets	398 ft ² (36.97 m ²)
First	Offices	392 ft ² (36.42 m ²)
Mezz	Stores	1,393 ft ² (129.41 m ²)
TOTAL		4,231 ft ² (393.14 m ²)

Terms

Leasehold: £25,000 per annum exclusive

The property is available on a new tenant's internal repairing and insuring lease for a term in increments of 3 years, to include 3 yearly rent reviews, where appropriate, plus site service charge.

Rateable Value

Warehouse & Premises £17,250 RV
The Uniform Business Rate for 2026/2027 is 43.2 pence in the pound.

EPC Rating

The EPC rating for this property is: D (100)

VAT Status

Rent, service charge and building insurance are subject to the addition of VAT.

Legal Costs

The tenant is to pay both parties legal costs incurred in the transaction.

Viewings

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

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