

**Unit 9a  
Shaws Industrial Estate  
Silver Street  
Off Wakefield Road  
Huddersfield HD5 9AF**

**Rent  
£9,000  
per annum**



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**SINGLE STOREY INDUSTRIAL UNIT**

**92.38m<sup>2</sup> (994ft<sup>2</sup>)**

- Accessed via a shared yard with good car parking
- Good loading access

## DESCRIPTION

The property comprises a good quality single storey industrial workshop which was previously occupied as a joiners workshop. It has loading access off a shared yard with on-site car parking and extends to 92.38m<sup>2</sup> (994ft<sup>2</sup>).

The property provides good quality modern industrial accommodation in an accessible location on a recognised industrial estate and would be suitable for warehousing or light manufacturing accommodation.

## LOCATION

The property is located with Shaw Park Industrial Estate off Silver Street which is accessed off the A629 (Wakefield Road) as short distance to the east of Huddersfield town centre.

The A629 is one of the main arterial roads providing good access to the town centre, ring road and motorway network to the north, as well as extending to the southeast towards Barnsley, Wakefield and the M1.



## ACCOMMODATION

- **GROUND FLOOR**  
Workshop with staff facilities 92.38m<sup>2</sup> (994ft<sup>2</sup>)

## OUTSIDE

The unit benefits from loading access and on-site car parking for 2 cars.

## RENT

£9,000 per annum

## RATEABLE VALUE

To be assessed

## UNIFORM BUSINESS RATE

This will be charged back by the local Rating Office at the Uniform Business Rate of 43.2p/£ (2026/27).

## REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

## VIEWING

Contact the Agents.

Newton Prendergast  
[Newton.prendergast@bramleys.com](mailto:Newton.prendergast@bramleys.com)

Sheraz Muhammad  
[Sheraz.muhammad@bramleys.com](mailto:Sheraz.muhammad@bramleys.com)

## LEASE TERMS

The unit is offered by way of a new lease for a term to be negotiated on effective full repairing on insuring terms to incorporate 3 yearly rent reviews. The landlord will levy a service charge for maintenance of the site area.

## LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

## VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

## EPC ASSET RATING: C

# bramleys.com/commercial

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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