

**Former Speedy Hire
Premises
2 Fartown Green Road
Fartown
Huddersfield HD2 1AA**

**Rent
£32,500 per
annum**



TRADE COUNTER PREMISES / WORKSHOP **550.69m² (5,928ft²) Including Mezzanine**

- Prominent position with good yard area.
- 2 Drive-in Loading Doors
- Total Ground Floor Area 4,689ft²

DESCRIPTION

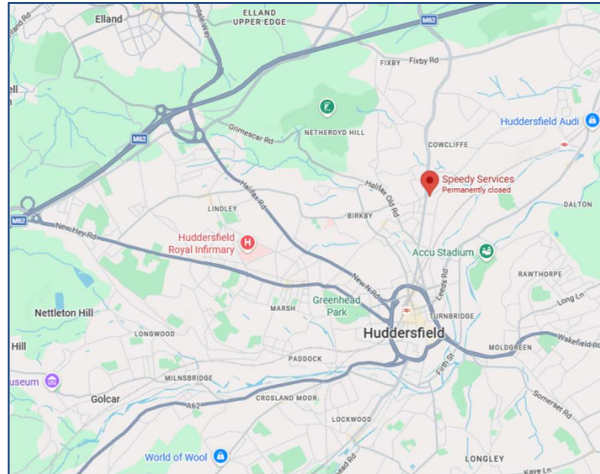
The property comprises a single storey industrial building which is clad externally in profile steel sheeting and has 2 drive-in loading doors.

It has a good tarmac surfaced yard and car parking area and has been used as a trade counter for a number of years.

LOCATION

The property is positioned at the junction of Fartown Green Road and Bradford Road in the district of Fartown approximately 1.5 miles to the north of Huddersfield town centre.

It is a location which is accessible for the town centre in addition to being a short distance from Junctions 24 & 25 of the M62 motorway network. It is an area which is accessible for local dealerships and is near to the Leeds Road corridor which is Huddersfield's primary industrial and commercial location.



ACCOMMODATION

GROUND FLOOR

Trade Counter	
Office, Canteen & Warehouse	261.98m ² (2,820ft ²)
Warehouse	173.65m ² (1,869ft ²)
Total Ground Floor	435.63m² (4,689ft²)

MEZZANINE STORES 115.06m² (1,239ft²)

TOTAL 550.69m² (5,928ft²)

RENT

£32,500 per annum.

RATEABLE VALUE & UNIFORM BUSINESS RATE

£18,750.

This will be charged back by the local Rating Office at the Uniform Business Rate of 55.5p (2025/26).

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 Agent.
Bramleys:

Sheraz Muhammad
sheraz.muhammad@bramleys.com
07593 099737

Jonathan Wilson
jonathan.wilson@bramleys.com
07766 774500

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 3 yearly rent reviews and be on effective full repairing and insuring terms.

SERVICES

The property benefits from mains gas, water, electricity and sewer drainage.

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: D (Expired 28/2/2026) / E Rating (Valid until 5 June 2035 (part of the property only).

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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

INVESTMENT • RETAIL • INDUSTRIAL • LAND • OFFICE