

**Unit 3
Barncliffe Business Park
Near Bank
Shelley
Huddersfield HD8 8LU**

**Rent £18,000
per annum**



**SINGLE STOREY INDUSTRIAL PREMISES
With Good Loading and Access off Shared Yard**
530.55m² (5,711ft²)

- Well located to the south of Huddersfield forming part of a large multi-occupied business park.
- Good access to Junctions 38 & 39 of the M1 Motorway Network.

DESCRIPTION

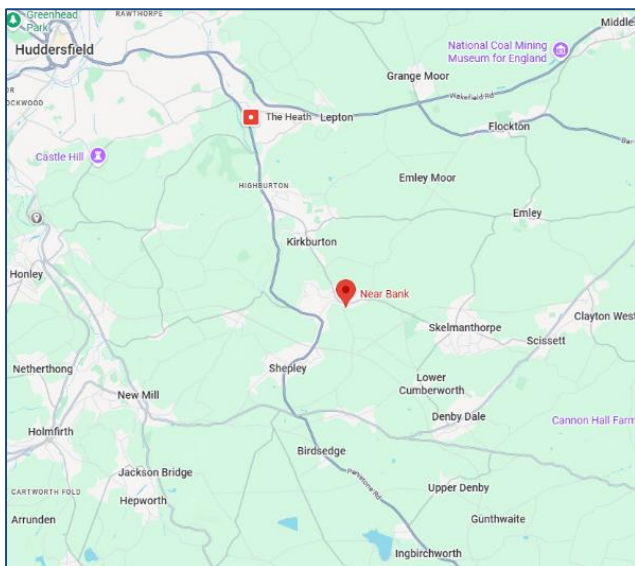
Barncliffe Business Park is a good quality single storey industrial complex providing a mix of commercial, office and industrial accommodation. The complex benefits from shared loading areas with good circulation space and loading access to the individual units.

In addition, the site benefits from a large car park which is hardcore surfaced on the opposite side of Near Bank which is available for communal car parking.

The building is a single storey workshop/warehouse which is of northlight roof construction and has a concrete floor and drive-in loading access.

LOCATION

Barncliffe Business Park is located on Near Bank at its intersection with Longmore Lane, a short distance from the B6118 Huddersfield Road. The property is approximately 5 miles southeast of Huddersfield and has good road links providing access to Junctions 38 and 39 of the M1 to the east and northwest respectively.



ACCOMMODATION

UNIT 3

Workshop/Warehouse

530.55m² (5,711ft²)

RENT

£18,000 per annum

RATEABLE VALUE & UNIFORM BUSINESS RATE

£27,000

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 Sole Agents.

Jonathan J Wilson BSc(Hons) MRICS
Bramleys
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 subject to a site service charge relating to maintenance and upkeep of communal areas, communal services, external lighting and contributions to buildings insurance.

LEGAL COSTS

The incoming 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.

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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