

Units 1 & 2 Riverside Works

Colne Road, Huddersfield, West Yorkshire, HD1 3AY



Size: 1,242 ft² (115.38 m²)

Rent: £30,000 per annum exclusive

Modern light industrial unit with trade counter and dedicated yard

- Secure dedicated yard
- Fronting Colne Road near Huddersfield Inner Ring Road
- Trade counter location
- Rateable Value: Unit 1 £10,500 RV & Unit 2 £27,000 RV
- EPC Rating: D (93)
- Sat Nav Postcode: HD1 3AY

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Location

The property is located fronting Colne Road, just off Chapel Hill and in close proximity to Huddersfield Inner Ring Road. Trade counter location with nearby occupiers including Howden Joinery, Plumb Centre, and Woods Autos. Good links to junctions 24 and 25 M62, via the inner ring road.

Description

The property comprises a modern single storey light industrial unit of steel portal frame construction, with insulated metal profile sheeting to an eaves height of approximately 4.72m (14 feet), beneath a pitched roof with insulated metal profile cladding incorporating translucent rooflights.

Benefitting from concrete floor, 2no. straight-in roller shutter landing doors, toilet accommodation, and partitioning forming a trade counter area with mezzanine stores/offices above.

Dedicated hard surfaced yard with egress onto Colne Road.

Accommodation

Floor	Description	Approx ft ² (m ²)
Ground	Trade Counter	1,242 ft ² (115.38 m ²)
Ground	Warehouse/Workshop	1,962 ft ² (182.27 m ²)
Mezz	Office/Stores	1,335 ft ² (124.02 m ²)
Mezz	Office/Stores	449 ft ² (41.71 m ²)
TOTAL		4,988 ft ² (463.39 m ²)

Planning

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



Terms

Leasehold: £30,000 per annum exclusive

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

Rateable Value

The 2026 Rating List assessments are, as follows:

Unit 1 Warehouse & Premises £10,500 RV

Unit 2 Warehouse & Premises £27,000 RV

The Uniform Business Rate for 2025/2026 is 49.9 pence in the £.

EPC Rating

The EPC rating for this property is: D (93)

VAT Status

Rent and buildings insurance quoted exclusive of VAT, which is not chargeable.

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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