



To Let

Unit C **Trident Business** **Park**

Leeds Road
Huddersfield
HD2 1UA

- Modern Industrial warehouse unit
- 690.82 m² (7,436 ft²)
- Excellent access to Junction 25 of the M62 via the A644
- Large steel mezzanine extending to 331.57 m² (3,569 ft²)
- EPC Rating: C (73)



Location

The property forms part of Trident Business Park, which takes its road access from Neptune Way close to its junction with the A62 Leeds Road, Trident Business Park is situated approximately 2 miles north-west of Huddersfield Town Centre, in a popular industrial location and benefits from excellent access to the M62 motorway at junction 25 via the A644.

Other businesses within the locality of Trident Business park include a number of national operators these include Mercedes Benz, Audi, Volkswagen and Buy It Direct.

Description

The property comprises a modern portal frame, single storey with a solid concrete floor, insulated profile sheet clad building with part stone elevations, under an insulated profile sheet roof incorporating Perspex rooflights unit within a shared yard to the front.

The property benefits from drive in loading access via up and over roller shutter loading doors, welfare facilities with WC & WB.

The minimum eaves height is in the order of 6.5m.

All mains services are available.

Business Rates

The property will require re-assessment for business rates purposes.

Planning

Class B2 & B8 of the Town & Country Planning (Use Classes) Order 1987.

Accommodation

The total approximate gross internal floor areas are:		
Unit C Trident Business Park		
Ground floor	7,436 ft ²	690.82 m ²
Mezzanine	3,569 ft ²	331.57 m ²
Total Approximate GIA	7,436 ft	690.82 m²
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		



Terms

The property is available on a new full repairing and insuring lease for a minimum term of three year.

Rent

Price on application

VAT

Rent is quoted exclusive of VAT, which we understand is chargeable.

Legal Costs

Each party is to be responsible for all their own legal costs incurred in this transaction.

Viewing

Strictly by appointment with joint agents, contact:



Hanson Chartered Surveyors

Mark Hanson

01484 432043

Mark@hanson-cs.co.uk



Walker Singleton

Lily Garside

01484 477600

Lily.garside@walkersingleton.co.uk

Reference 2819/38661

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