

M3 Colneside Business Park
George Street
Milnsbridge
Huddersfield HD3 4JD

Rent: £30,000
per annum



SHOWROOM WITH OFFICES

544.41m² (5,860ft²)

- Good quality showroom and office accommodation
- Recognised commercial and industrial location
- Accessible position

DESCRIPTION

The property comprises ground and first floor office and showroom accommodation which has been occupied as a bed & bedroom furniture showroom for approximately 10 years.

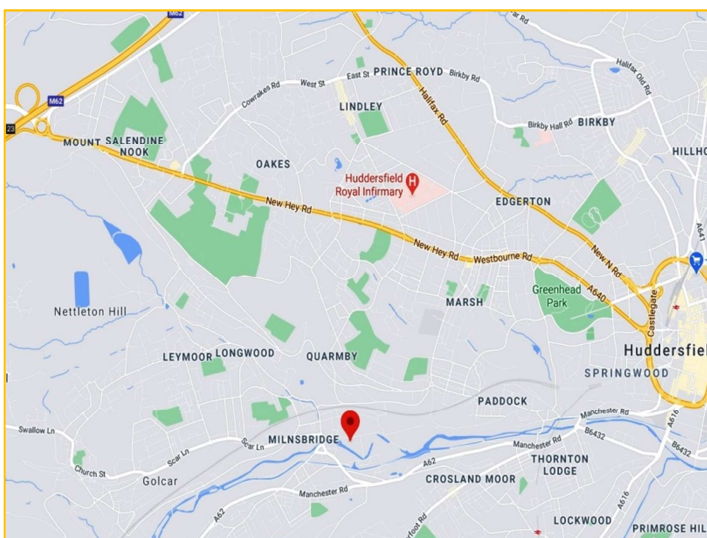
The premises would suit the continuation of this use or alternatively use of the ground floor for light industrial accommodation with offices above.

The property forms part of a single storey steel framed modern industrial unit which has been converted, including the installation of a first floor.

The premises extend to 544.41m² (5,860ft²) and have the benefit of on-site car parking within a large shared yard.

LOCATION

The property is positioned in the popular industrial and commercial location of Milnsbridge which is approximately 3.5 miles to the west of Huddersfield town centre. This location is accessible from the A62 Manchester Road giving easy access to all areas of the Colne Valley and surrounding areas within Huddersfield.



ACCOMMODATION

■ GROUND FLOOR	246.75m ² (2,656ft ²)
Reception Showroom & Offices Retail Area	
■ FIRST FLOOR	297.75m ² (3,205ft ²)
Showroom & Offices Kitchen Staff Toilet Facilities	

RENT

£30,000 per annum

RATEABLE VALUE & UNIFORMED BUSINESS RATES

£20,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 51.2p/£ (2020/21).

VIEWING

Contact the Agents.

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LEASE TERMS

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

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. 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.

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: B (38)

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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 insitu 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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