

## Huddersfield Nano Park

Lindley Moor Road, Huddersfield, West Yorkshire, HD3 3TD



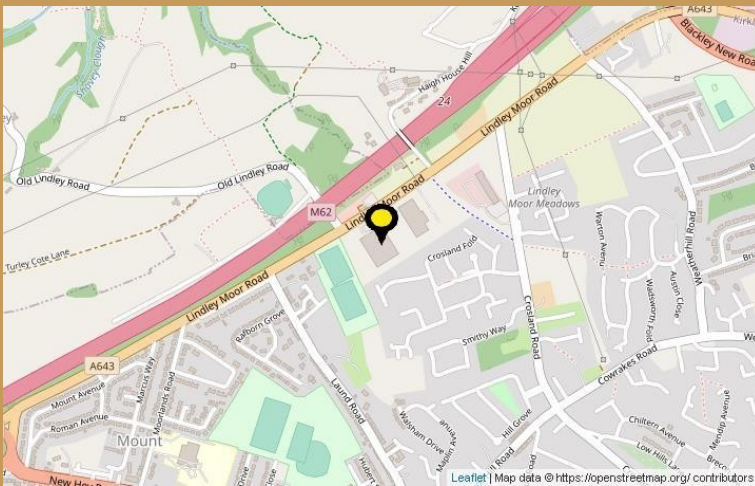
**Size: 1,750 to 2,750 ft<sup>2</sup> (163 to 255 m<sup>2</sup>)**

**Rent: On Application**

**Expressions of interest sought  
Hybrid workshop/office units**

- 50% high specification offices and 50% workshop
- Very high-quality design and construction
- Secure business park with ease of access to Junction 24 M62
- Rateable Value: TBC
- EPC Rating: TBC
- Sat Nav Postcode: HD3 3TD

**T. 01484 240 220**  
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## Location

The proposed Huddersfield Nano Park is proposed to be located on the former site of the Wappy Spring Inn fronting Lindley Moor Road being opposite Rybrook Land Rover dealership and being approximately 3 miles to the northwest of Huddersfield Town Centre. Junction 24 M62 is approximately a quarter mile distant.

## Description

Expressions of interest are sought for the proposed new and exciting Huddersfield Nano Park development at Lindley Moor, Huddersfield, anticipated to comprise 10no. Nano Units and 2no. light industrial units, within a secure business park environment.

Each unit is two storey of steel portal frame construction with insulated metal profile decking to eaves and roof, benefitting from a concrete ground floor workshop and roller shutter loading door. High specification offices to first floor with flexible layouts.

External shared service yards and allocated car parking within a secure business park.

Note: Photographs shown are the completed Flanshaw Nano Park at Wakefield.

## Accommodation

Floor	Description	Approx ft <sup>2</sup> (m <sup>2</sup> )
Units 1 to 10	Nano Units each of	1,750 ft <sup>2</sup> (162.57 m <sup>2</sup> )
Unit 11	Light industrial unit	2,750 ft <sup>2</sup> (255.48 m <sup>2</sup> )
Unit 12	Light industrial unit	2,750 ft <sup>2</sup> (255.48 m <sup>2</sup> )
<b>TOTAL</b>		<b>23,000 ft<sup>2</sup> (2,136.66 m<sup>2</sup>)</b>

## Planning

Falling within Class E, B1 and B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.



## Terms

Leasehold: Rent On Application

Available on a new tenants full repairing and insuring lease for a term in increments of 5 years, with 5 yearly rent reviews, plus site service charge.

## Rateable Value

The 2017 Rating List assessment is: To be confirmed

## EPC Rating

The EPC rating for this property is: To be confirmed

## VAT Status

Rent and service charge is subject to the addition of VAT.

## Legal Costs

The tenant is to pay the landlords legal costs incurred in the transaction.

## Viewings

Strictly by prior appointment, contact:  
Jason Metcalfe  
Email: [jason@metcalfecommercial.co.uk](mailto:jason@metcalfecommercial.co.uk)

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